



TABLE OF CONTENTS



image - Sylvia's Scenario Blog

2 TABLE OF CONTENTS

3 PROJECT INFORMATION

4 DEVELOPMENT OBJECTIVES

5-14 URBAN DESIGN ANALYSIS

- Existing Site
- Surrounding Uses
- Access Opportunities
- Streetscape Elevations
- Community Analysis
- Neighborhood Projects Informing Design

15-16 SITE ANALYSIS

- Surrounding Sites Context Information
- Technical Site Information

17 ZONING DATA

- Land Use Code

18-19 SITE PHOTOS

20-35 DESIGN PROPOSAL

- Option 01 - Perspectives, Plans, Information
- Option 02 - Perspectives, Plans, Information
- Option 03 - Preferred Option - Perspectives, Plans, Information
- Sun/Shadow Analysis

36-39 DESIGN GUIDELINES

- Priority Design Guidelines
- Diagrams

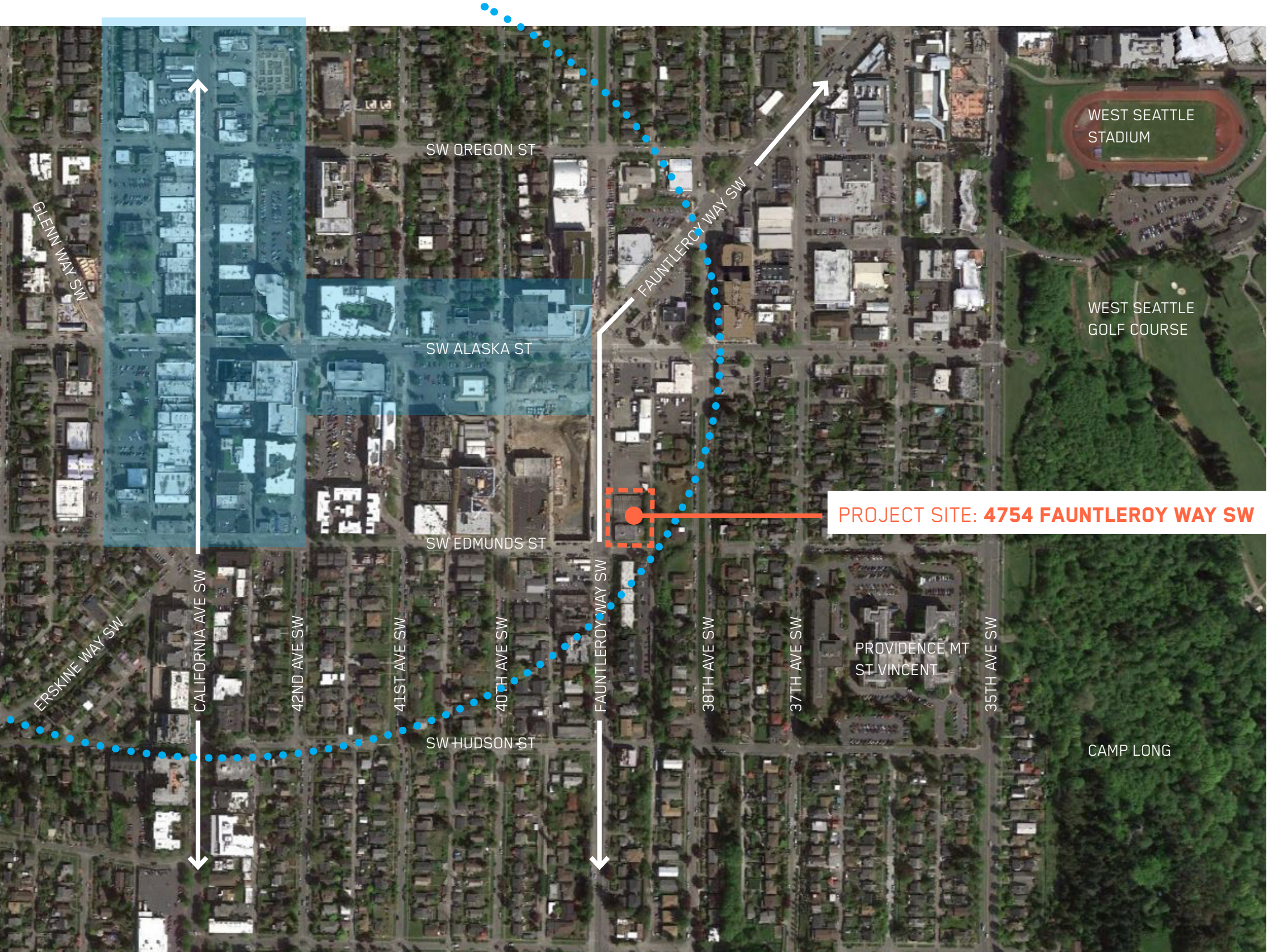
40 ARCHITECTURAL MASSING CONCEPTS SUMMARY

41 MITHUN REPRESENTABLE PROJECTS

PROJECT INFORMATION

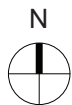
ADDRESS: 4754 Fauntleroy Way SW
OWNER: Holland Partner Group
ARCHITECT: Mithun
LANDSCAPE ARCHITECT: Fazio and Associates

The applicant proposes to build a 7-story mixed use structure containing 108 residential units with 10 live/work units, and parking for approximately 106 vehicles will be provided below grade and accessed from the alley to the east of the site. The building will be approximately 80' in height and approximately 133,450 gsf in total building area. The existing retail structure would be demolished. No departures are currently proposed.



- Pedestrian District Streetscape Standards*
- Design Guidelines for New Mixed Use Development*
- Project Site (outside the Pedestrian District Streetscape Standards)

*designated by the West Seattle Junction Design Guidelines



DEVELOPMENT OBJECTIVES

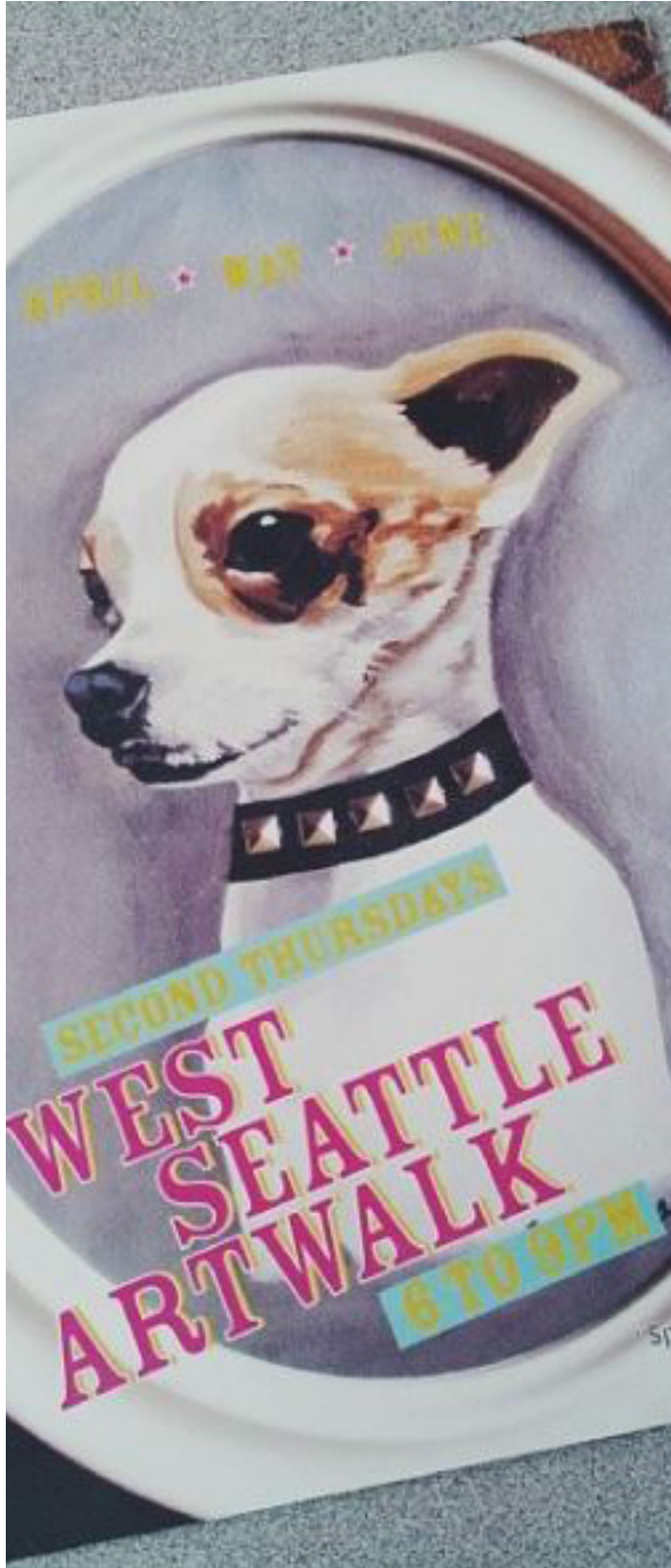


image - @westseattlejunction instagram

The applicant's objective is to provide walkable, transit oriented housing, with activated groundfloor live-work uses, for West Seattle residents that fits within the neighborhood's current and future context

- Create a **VIBRANT PEDESTRIAN ENVIRONMENT** with landscaping and well organized commercial entries
- Support SW Edmunds Street as an **IMPORTANT PEDESTRIAN CONNECTOR FROM THE COMMERCIAL ZONE TO THE RESIDENTIAL ZONE** to the east as noted in the West Seattle Junction Urban Village plan.
- Work with the topography to establish a **STRONG CONCEPTUAL APPROACH TO MASSING** of building with 3 elements working in harmony: a ground related base; a simple residential mass reflecting the urban pattern and form along Fauntleroy; and a setback and modulated residential form along the east allowing for greater separation from the low-rise zone.
- Focus on a **HOLISTIC DESIGN THAT UNIFIES RESIDENTIAL AND NON-RESIDENTIAL USES** around all facades of the project.
- Provide a **SIMPLIFIED APPROACH TO MODULATION** that is expressive of the form and detailing of the project.
- Take cues from the surrounding sites by **INCREASING THE SETBACKS** at the alley, responding at the corner to the precedent across Fauntleroy (not required) and responding to the front yard setback along Fauntleroy of the condominiums across Edmunds.
- Design the ground level plaza and upper level amenity deck to **TAKE ADVANTAGE OF SOLAR EXPOSURE** on west and south sides.
- **ACTIVATE AND PROMOTE PEDESTRIAN STREET ACTIVITY WHILE PROVIDING A TRANSITION** from the commercial zone to the residential zones at the pedestrian level.

URBAN DESIGN ANALYSIS

EXISTING SITE

WEST SEATTLE JUNCTION URBAN VILLAGE BOUNDARY

FUTURE BUILDING: **4755 FAUNTLEROY WAY SW**

Two, 7-story structures with 389 residential units over 62,792 sq ft of retail space
(Project #3013803 - under construction)

PROJECT SITE: **4754 Fauntleroy Way SW**

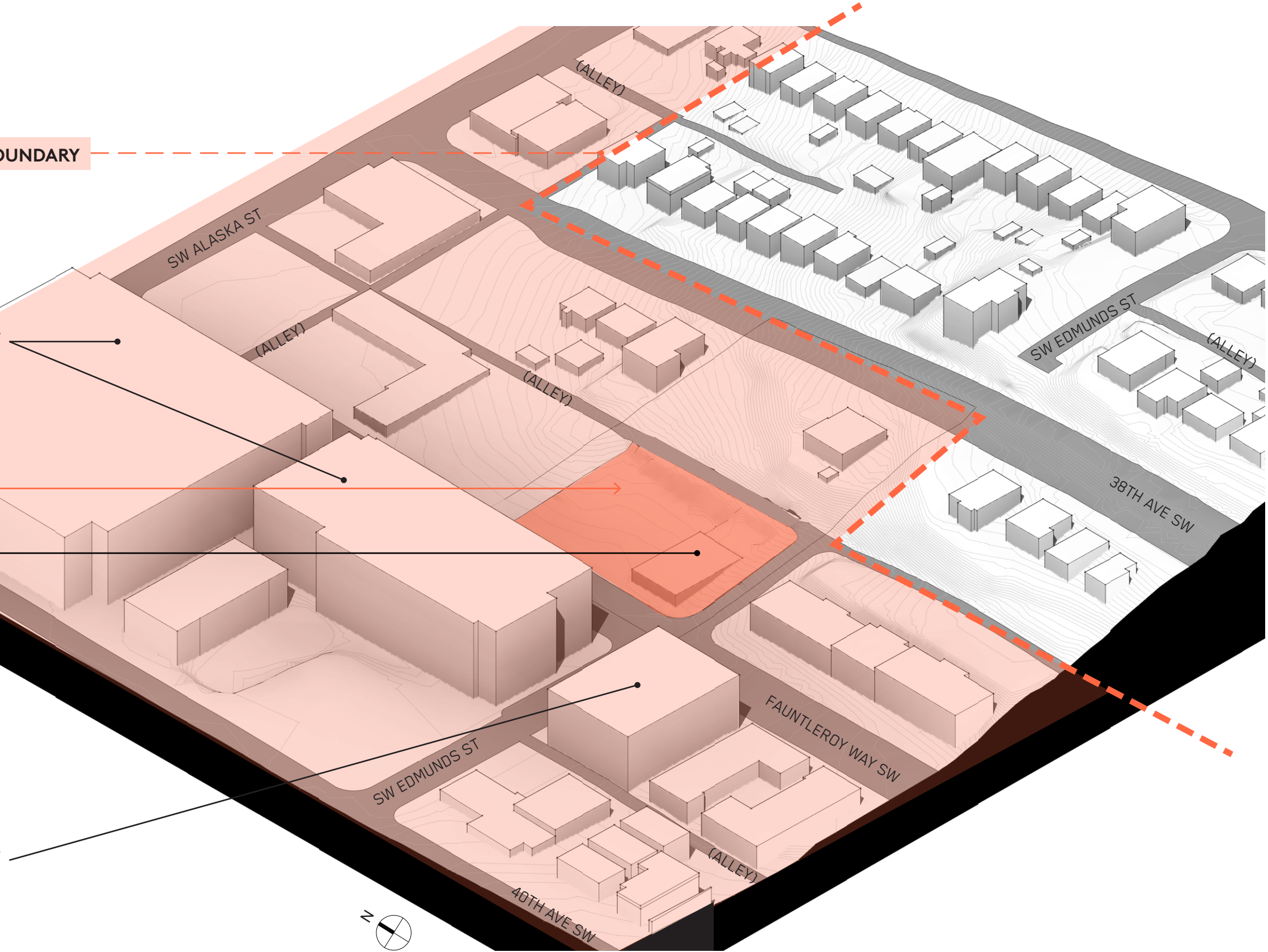
EXISTING BUILDING: **CAPITOL LOANS**

(to be demolished)



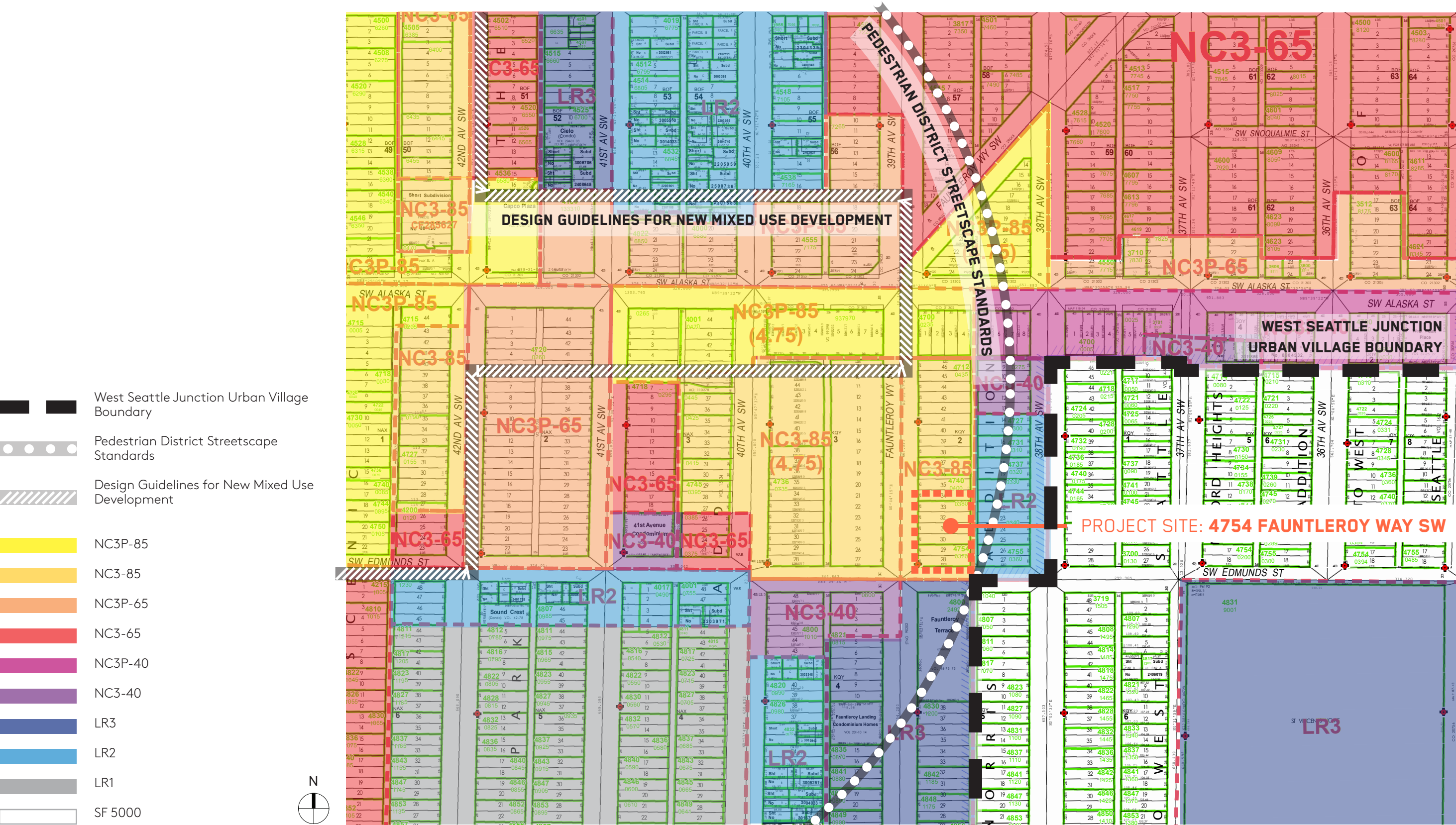
FUTURE BUILDING: **4801 FAUNTLEROY WAY SW**

4-story structure with 53 residential units, one live-work unit, and 2,575 sq ft of retail space
(Project #3020235 - under review)



URBAN DESIGN ANALYSIS

ZONING MAP



URBAN DESIGN ANALYSIS

SURROUNDING USES AND STRUCTURES



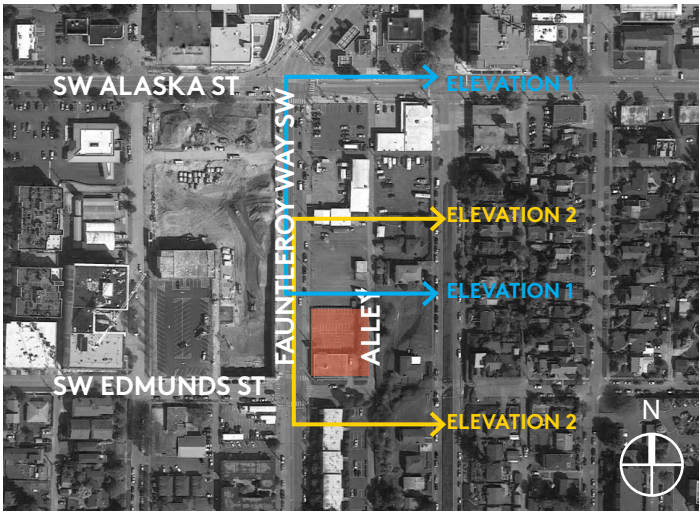
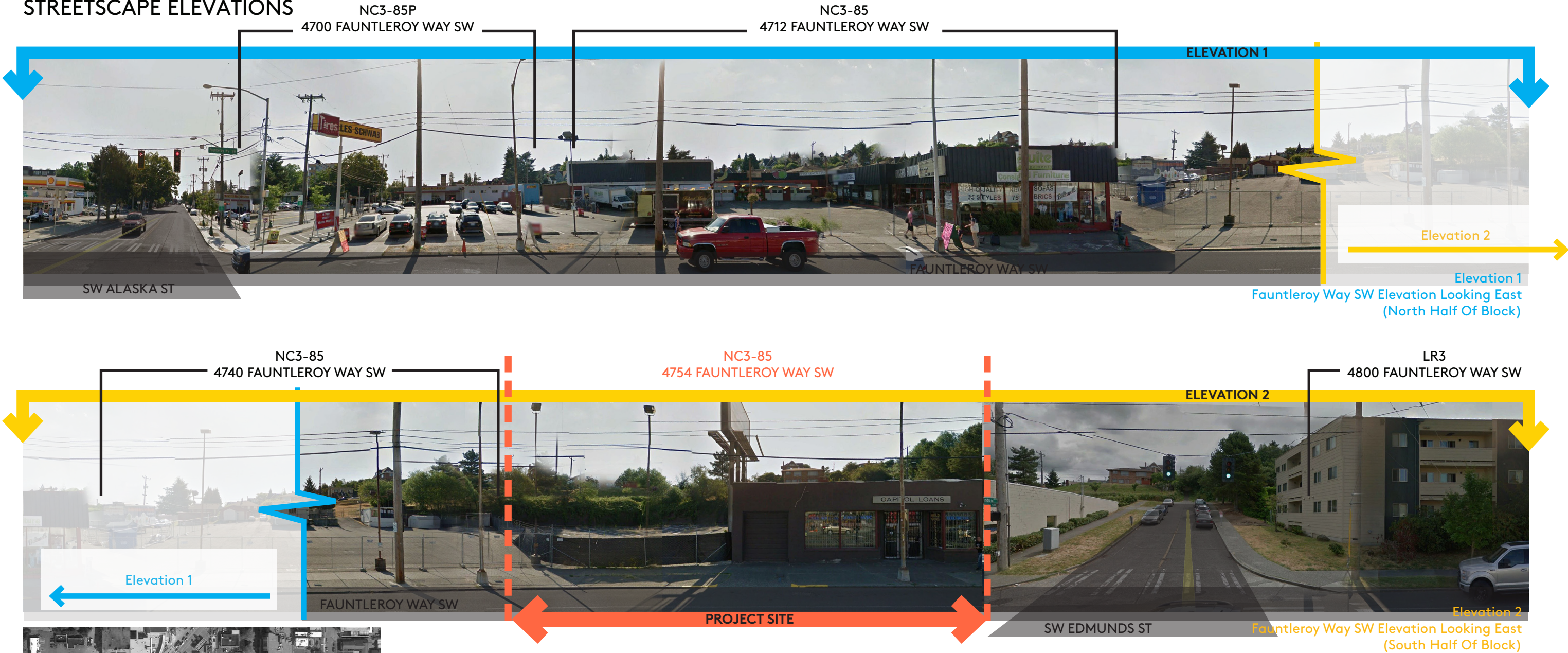
URBAN DESIGN ANALYSIS

ACCESS OPPORTUNITIES & PEDESTRIAN/GREEN STREETS MAP



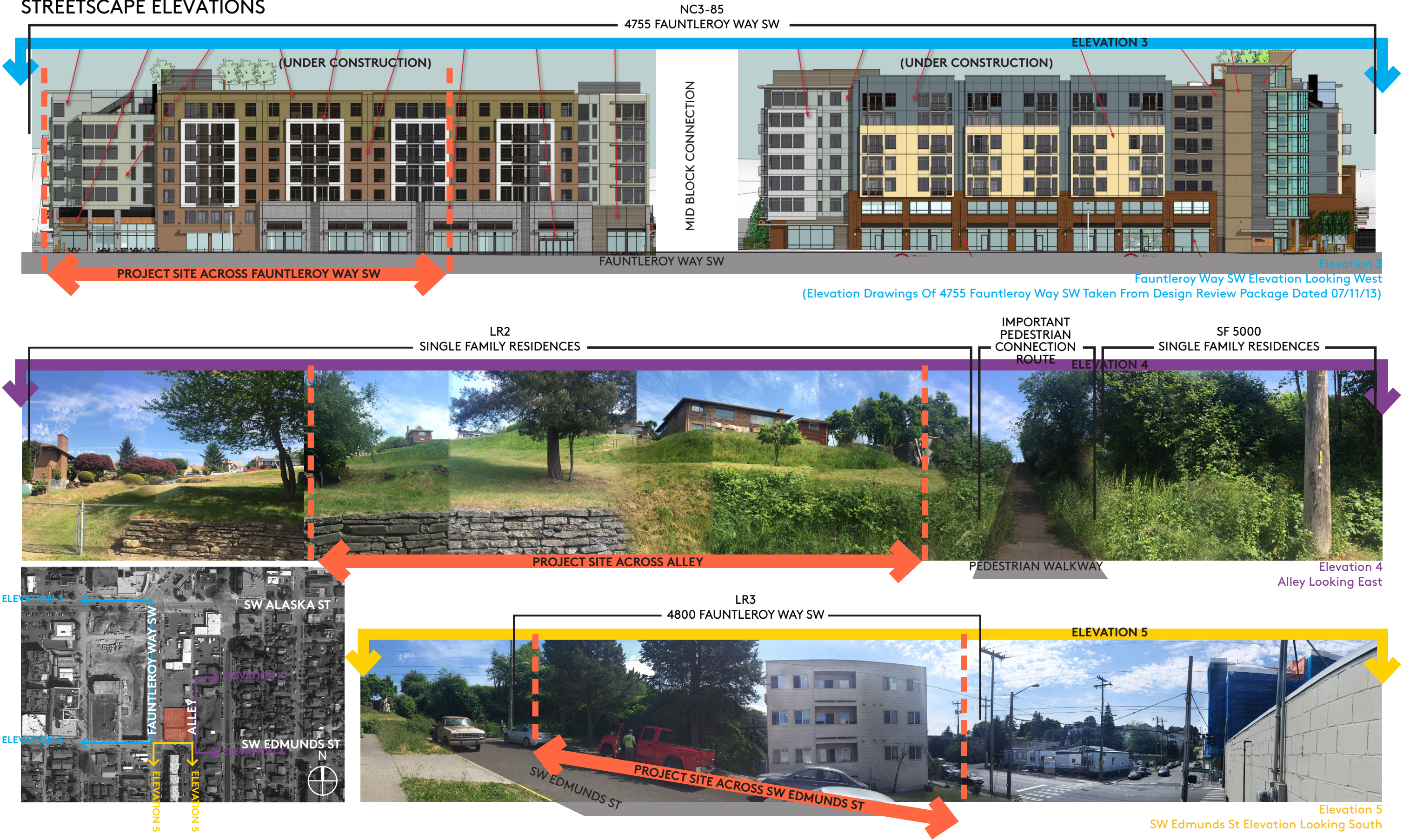
URBAN DESIGN ANALYSIS

STREETSCAPE ELEVATIONS



URBAN DESIGN ANALYSIS

STREETSCAPE ELEVATIONS



URBAN DESIGN ANALYSIS

COMMUNITY ANALYSIS



images - @westseattlejunction instagram, West Seattle Herald, Rudy's Barbershop, Seattle Pipeline

URBAN DESIGN ANALYSIS

NEIGHBORHOOD DESIGN

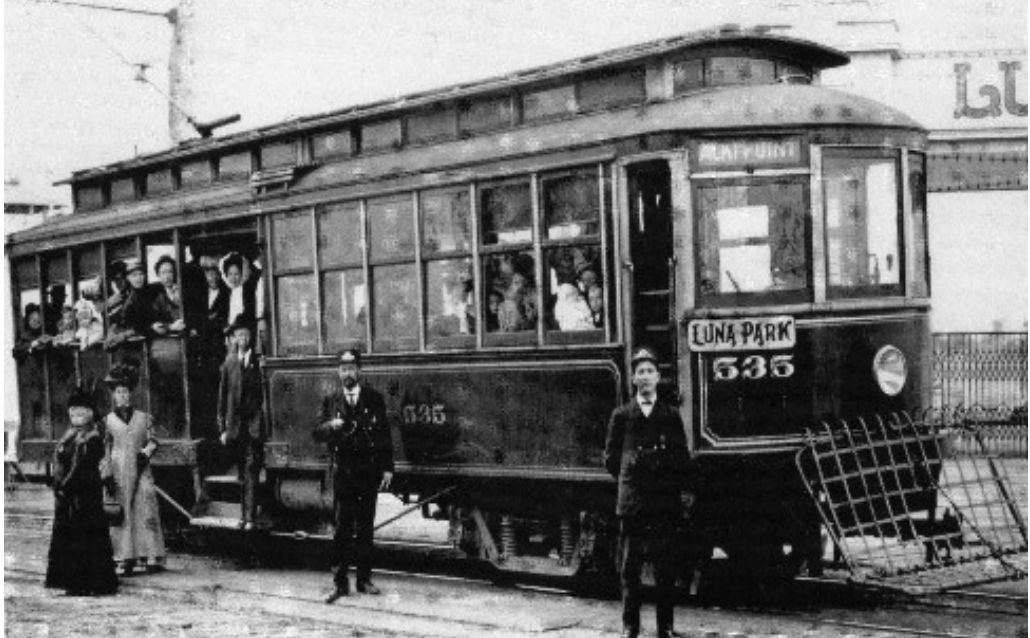
Fairmont Park - community node located within walking distance to the South of site



The Hall at Fauntleroy - neighborhood gathering node precedent



West Seattle Luna Park Trolley - neighborhood history



Junction Plaza Park - public pedestrian environment



Weather protection along California Ave



Endolyne Joe's - neighborhood gathering location and material language

images - Willhite Web, D Squared, Electric Train Shop, @westseattlejunction instagram, Chow Foods

URBAN DESIGN ANALYSIS

NEIGHBORHOOD PROJECTS INFORMING DESIGN

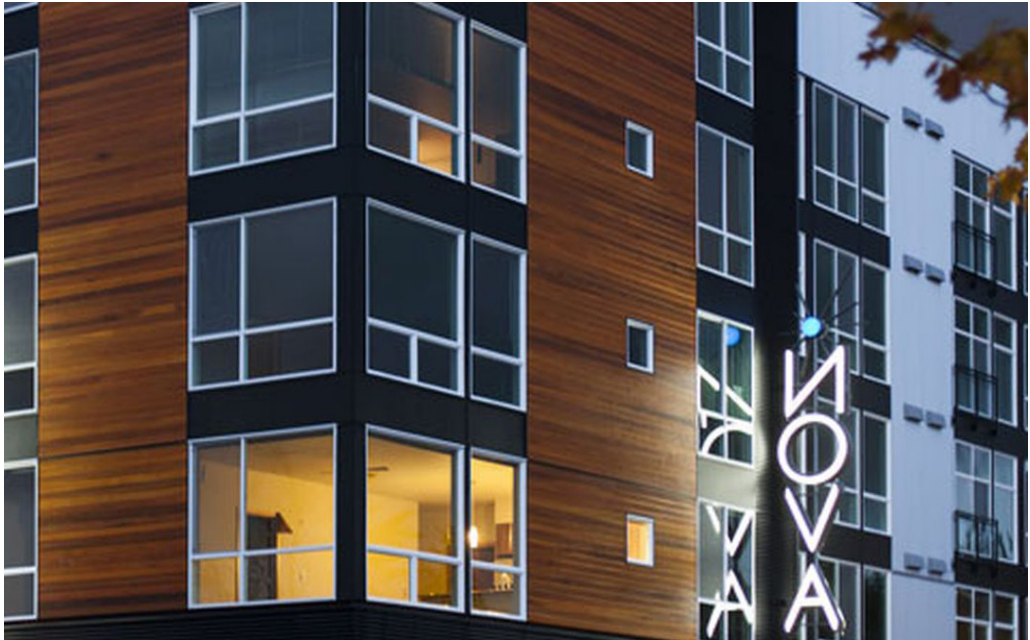
Simple form, corner glazing, and wide pedestrian zone at corner lot of SW Alaska St and 38th Ave SW



Wide, green pedestrian streetscape along work/live units at base of Nova Apartments



Simple modulated form at Nova Apartments



Large green pedestrian space across Edmunds Ave at Fauntleroy Terrace Condominiums

images - Google Earth, Curbed Seattle



Similar bay dimension of commercial businesses (and non-residential uses) along California Ave

URBAN DESIGN ANALYSIS

NEIGHBORHOOD PROJECTS INFORMING DESIGN

Pagliacci, dark tones and industrial materiality



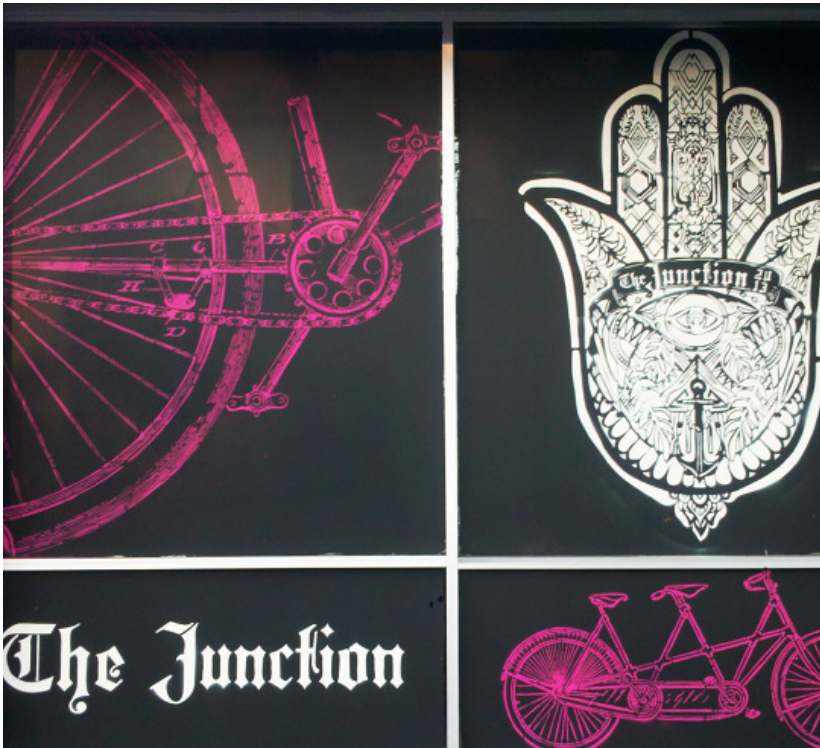
West Seattle Brewing Co, platform deck and material precedent



Nucor - West Seattle neighborhood influenced through its industrial background



Fleurt - materials and storefront presence



West Seattle Bike Culture



Easy Street Records -neighborhood gathering, Industrial materials

images - Pagliacci Pizza, West Seattle Herald, Seattle Times, Foursquare, @westseattlejunction instagram

SITE ANALYSIS

SURROUNDING SITES CONTEXT INFORMATION

ADDRESS: 4748 Fauntleroy Way SW

PARCEL: #6126600380

EXISTING BUILDING: None - Vacant Commercial






LOT AREA: 12,000 sf

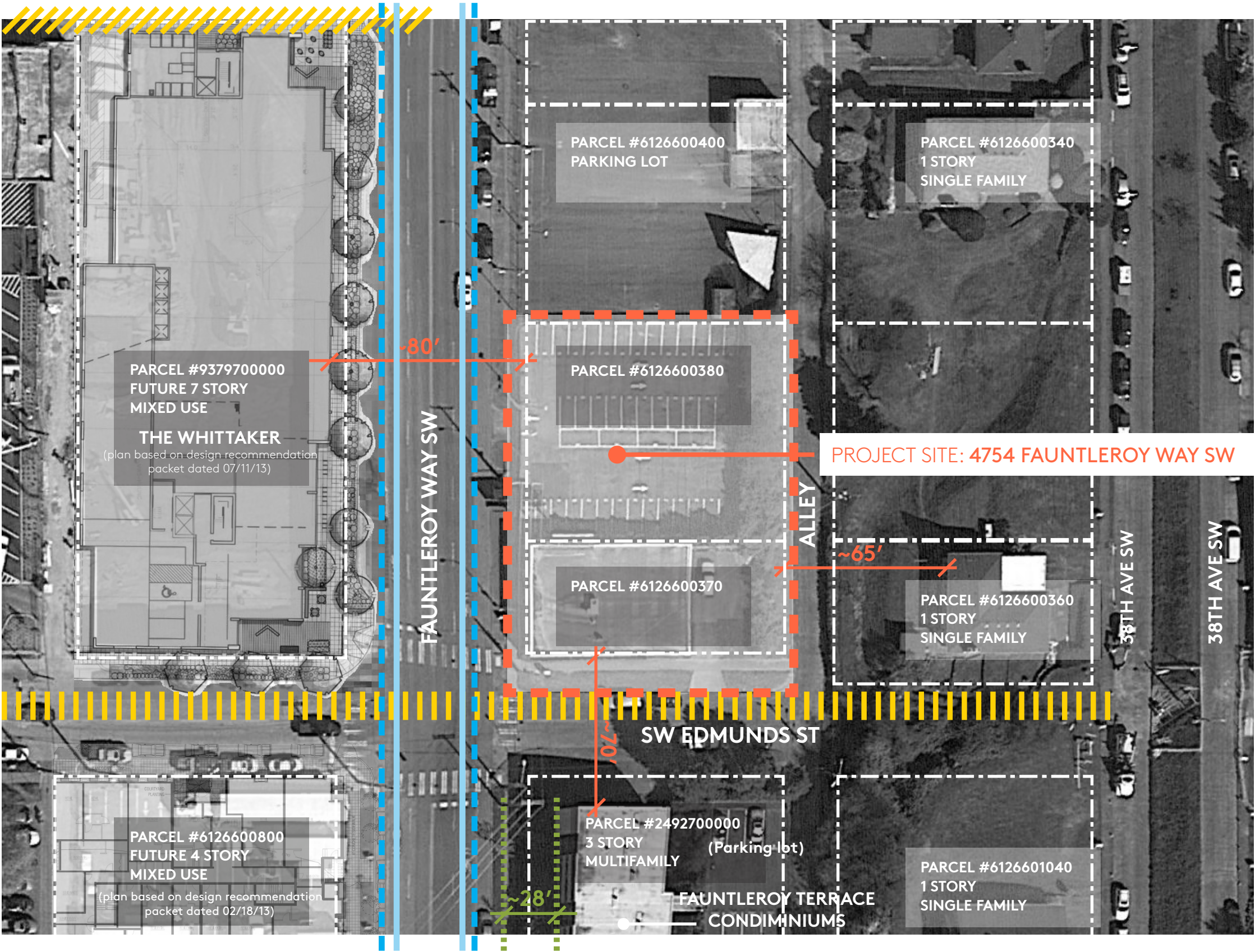
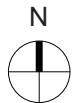
ADDRESS: 4754 Fauntleroy Way SW

PARCEL: #6126600370

EXISTING BUILDING: Retail Store - Capitol Loans

LOT AREA: 6,000 sf

-  Future Mid Block Connection
-  Important Pedestrian Connector
-  Metro Transit Route
-  Bicycle Friendly Route
-  Front Yard Setback
-  Parcels



SITE ANALYSIS

TECHNICAL SITE INFORMATION

LOCATION: The site is located on the Northeast corner of the intersection of SW Edmunds street and Fauntleroy Way SW

LOT SIZE: 21,020 SF (0.4826 acres)

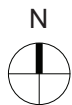
LEGAL DESCRIPTION:
North Parcel - (Lots 30, 31, 32 and 33, Block 2, Norris addition to West Seattle, an addition to the City of Seattle as recorded in volume 14 of plats, page 93, records of King County, Washington. Situate in the city of Seattle, County of King, State of Washington.

South Parcel - Lots 28 and 29 in Block 2 of Norris' addition to West Seattle, as per plat recorded in volume 14 of plats, page 93, records of King County auditor; situate in the City of Seattle, County of King, State of Washington

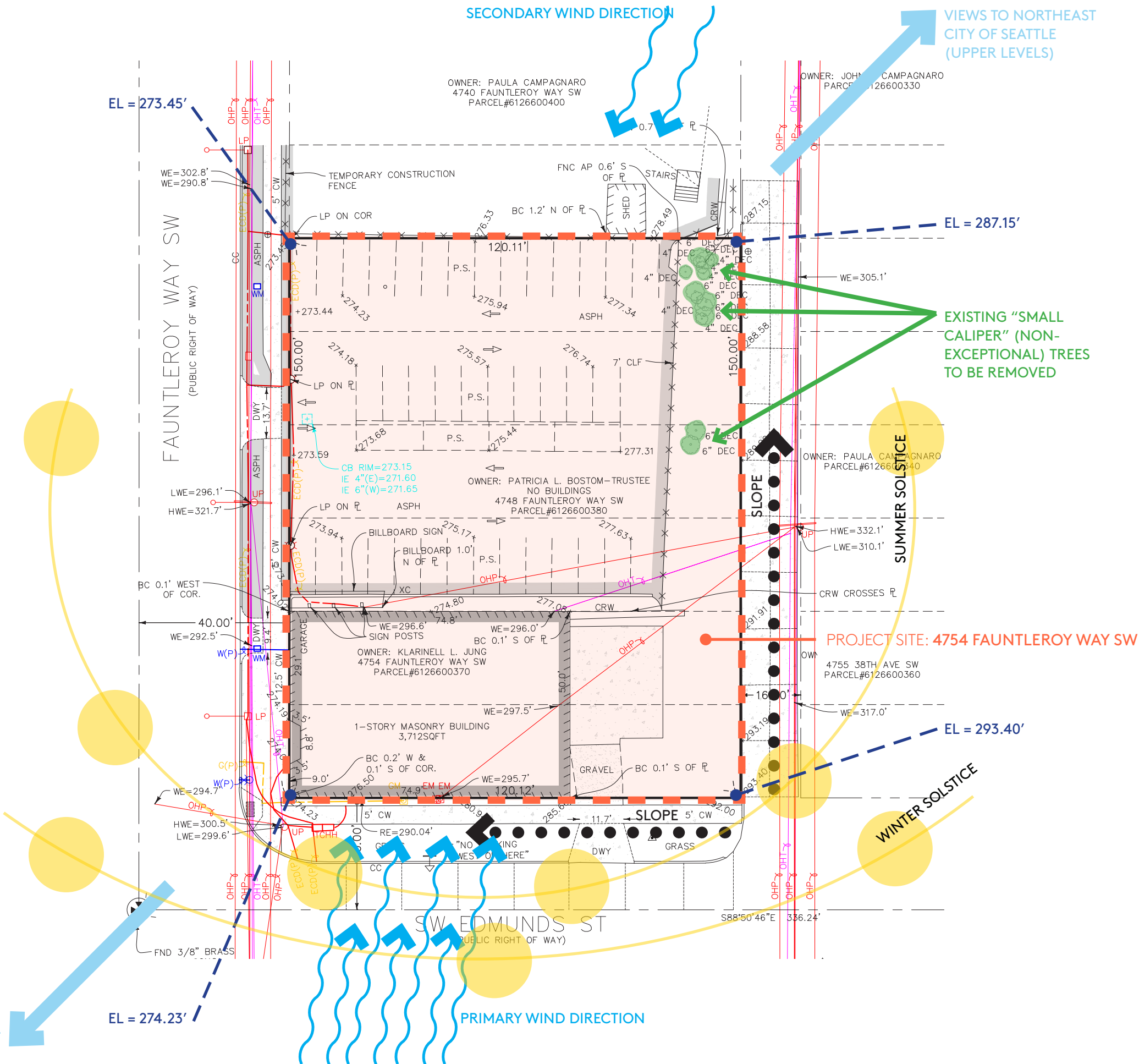
EXISTING SITE: The project site consists of two rectangular shaped parcels bounded by Fauntleroy Way SW on the west, SW Edmunds Street to the south, a 16 foot wide paved alley to the east and a vacant parking lot to the north. An existing one story vacant commercial building currently occupies the southern parcel and an existing paved parking lot occupies the northern parcel. The combined parcels are approximately 18,000 square feet. The combined parcels measure approximately 150' north to south and 120' east to west.

The site slopes steeply up SW Edmunds Street to the alley with an overall grade change of approximately 19 feet (16% slope). The alley slopes down from SW Edmunds Street to the north approximately six feet. Fauntleroy Way SW slopes gently down to the north approximately one foot.

A cluster of trees of +/-6" caliper exist along the alley to the north and are not considered exceptional. Overhead high voltage power lines run along the east side of the alley.



TERRITORIAL
VIEWS TO
SOUTHWEST
(UPPER LEVELS)



ZONING DATA

LAND USE CODE

| | | |
|---|--|---|
| ZONE | NC3-85 (Neighborhood Commercial 3, 85’ height limit) | |
| URBAN CENTER OVERLAY | West Seattle Junction Hub Urban Village overlay. | |
| 23.47A.005.C – STREET LEVEL USES | Residential uses at street level are limited in aggregate to 20% of the street-level street facing façade. This applies to this site since it resides in a zone that is 85’ or higher. | •Live/work commercial use is provided along Fauntleroy and Edmonds except for the corner residential lobby and entry which is less than 20% of the façade length of each street. |
| 23.47A.008 – STREET-LEVEL DEVELOPMENT STANDARDS | <ul style="list-style-type: none">•Location: -Street level, street facing facades must be located within 10-feet of the street lot line, except for sidewalks, plazas, or open space is provided.•Depth of non-residential uses at grade: -Non-residential uses shall extend an average depth of at least 30’ and a minimum depth of 15’ measured from the street facing façade, but generally no more than 50% of the structures footprint is required to be non-residential.•Height: -13’ minimum floor-to-floor height for non-residential uses. | <ul style="list-style-type: none">•Sidewalks are provided, plaza and open space at the ground level between the property line and the building façade.•Commercial use must be an average depth of 30’, and a minimum depth of 15’ measured from the street level, street facing façade along Fauntleroy Way and SW Edmonds Street.•13’ minimum floor-to-floor height at the street level shall be provided along Fauntleroy Way and SW Edmonds Street for non-residential uses. |
| 23.47A.012 – STRUCTURE HEIGHT | <ul style="list-style-type: none">•Live/work units: -Permitted along street-level, street-facing facades.•85’ height limit•Rooftop features allowed above proposed height | <ul style="list-style-type: none">•Live/work units are provided along Fauntleroy and SW Edmonds Street.•Approximately 79’-10”. |
| 23.47A.013 – FLOOR AREA RATIO | <ul style="list-style-type: none">•FAR limit is: -4.5 for any single use within a mixed-use structure. -6 for all uses on lot occupied by a mix of uses. | <ul style="list-style-type: none">-4.49 FAR proposed for residential use.-1.18 FAR proposed for commercial use.-5.67 FAR total |
| 23.47A.014 – SETBACK REQUIREMENTS – EXHIBIT C FOR 23.47A.014 SETBACKS FOR STRUCTURES WITH RESIDENTIAL USES WHEN ABUTTING A RESIDENTIALLY-ZONED LOT | <ul style="list-style-type: none">•Setbacks are required for lots that abut a residentially zoned lot or across the alley from a residentially zoned lot.-A setback of fifteen feet for portions of the structure above 13 feet in height to a maximum of 40’.-Above 40’ in height, additional setback at the rate of 2 feet setback for every 10-feet by which the structure exceeds 40’ (23.47A.014.B.3.a).-One-half the width of an abutting alley may be counted as part of the required setback. The alley width and the location of the rear lot line shall be determined prior to any dedication that may be required for alley improvement purposes (23.47A.014 B.4). | <ul style="list-style-type: none">-LR2 Across Alley - Project complies with residential setback requirements across the alley from the residential zone.-NC3-85 Adjacent Site – No setbacks required.-LR3 Across Edmonds – No setbacks required.-NC3-85 Across Fauntleroy – No setbacks required. |
| 23.47A.016 – LANDSCAPING AND SCREENING STANDARDS | <ul style="list-style-type: none">•Greenfactor score of 0.3 or greater is required.•Street trees are required. | <ul style="list-style-type: none">•Greenfactor score of .3 will be provided with site and ROW landscaping.•The Director, in consultation with the Director of Transportation, will determine the number, type and placement of street trees to be provided. |
| 23.47A.024 – AMENITY AREA | <ul style="list-style-type: none">•Amenity areas are required in an amount equal to 5% of the total gross floor area in residential use. Excludes mechanical and parking area.-May not be enclosed-Minimum horizontal dimension of 10-feet, no less than 250 SF.-Private balconies and decks shall have a minimum area of 60 SF and no horizontal dimension shall be less than 6-feet.-All residents shall have access to at least one private amenity area. | <ul style="list-style-type: none">•Amenity are will be provided through a combination of ground-level pedestrian oriented space, private decks, and common outdoor space on the upper level. |
| 23.47A.030 – REQUIRED PARKING AND LOADING | <ul style="list-style-type: none">•Off-street parking per requirements of 23.54.015•Loading berths are required for certain commercial uses according to the requirements of Section 23.54.035. | <ul style="list-style-type: none">•No parking is required for residential use within an urban village if with 1,320 feet of a street with frequent transit service.•Project is providing 106 below grade parking spaces. |
| 23.47A.032 – PARKING LOCATION AND ACCESS | <ul style="list-style-type: none">•Access: -Access to parking shall be from the alley, or if the Director determines that alley access is infeasible, the Director may allow street access. | <ul style="list-style-type: none">•Parking access is provided from the southern alley location. |
| 23.54.040- SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS. | <ul style="list-style-type: none">•Shared Storage Space for Solid Waste Containers-100 or more units 575 square feet plus 4 square feet for each additional unit above 100.-50 percent of the requirement for non-residential development. | <ul style="list-style-type: none">575sf + (4sf x 8 units) = 607sf125sf x .5 = 63sf670sf total |



SITE PHOTOS

ELEVATION OF SITE FROM SW EDMUNDS ST LOOKING NORTH



SITE PHOTOS

ELEVATION OF SITE FROM SW EDMUNDS ST LOOKING EAST

THE WHITTAKER (SOUTH BUILDING)
(under construction)

FAUNTLEROY WAY
CONDOMINIUMS



DESIGN PROPOSAL

OPTION 01

PROS:

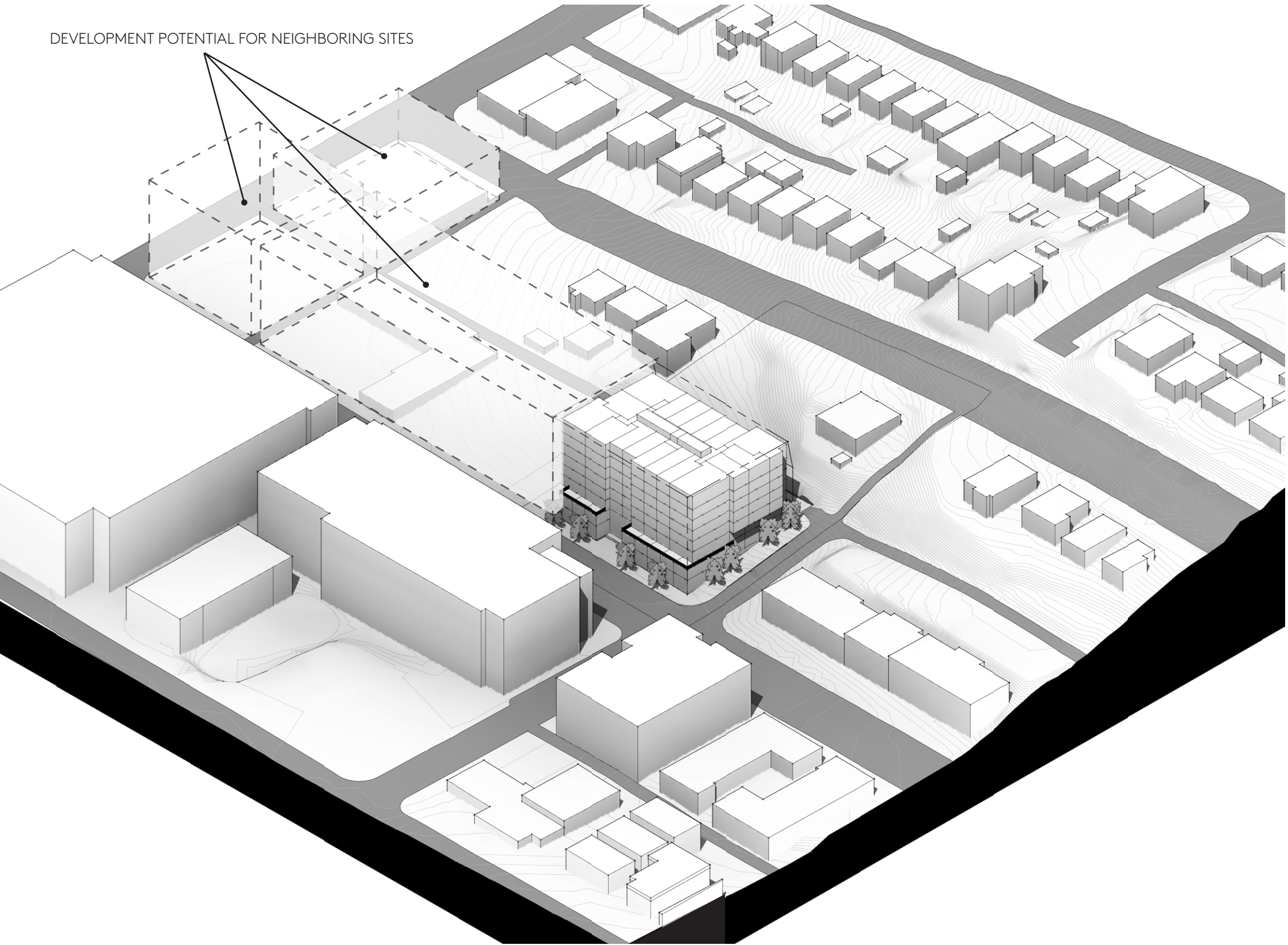
- Entrance closer to future mid-block connection
- Maximized FAR for non-residential uses. Live/work units have a full 2nd level of living area, allowing the ground level to be dedicated to work.
- Parking is accessed through the alley

CONS:

- Does not address the corner at SW Edmunds Street
- Diminishes the pedestrian environment along Fauntleroy with no setback from the property line
- Live/work units are larger than the optimal size

POTENTIAL DEPARTURES:

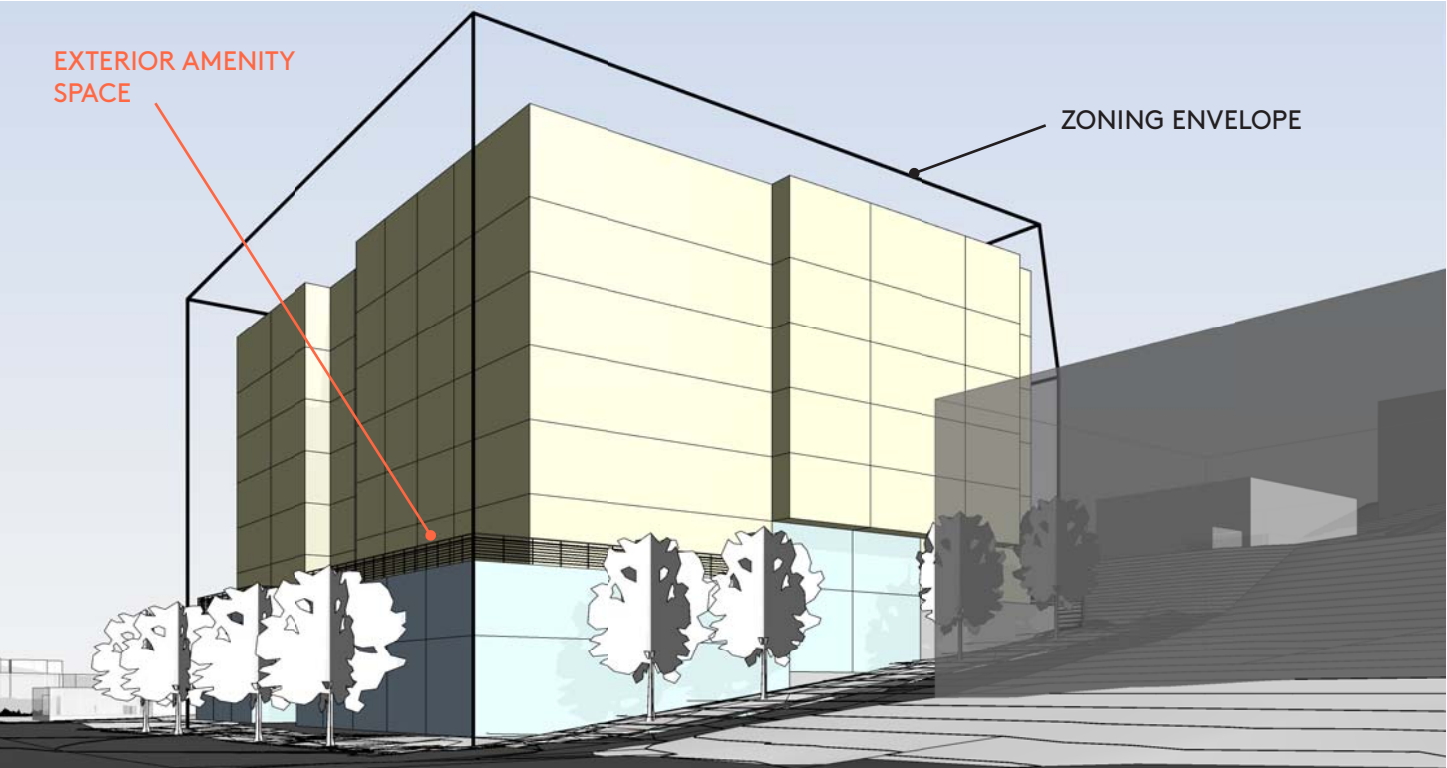
- Massing encroaches into the residential setback at the alley



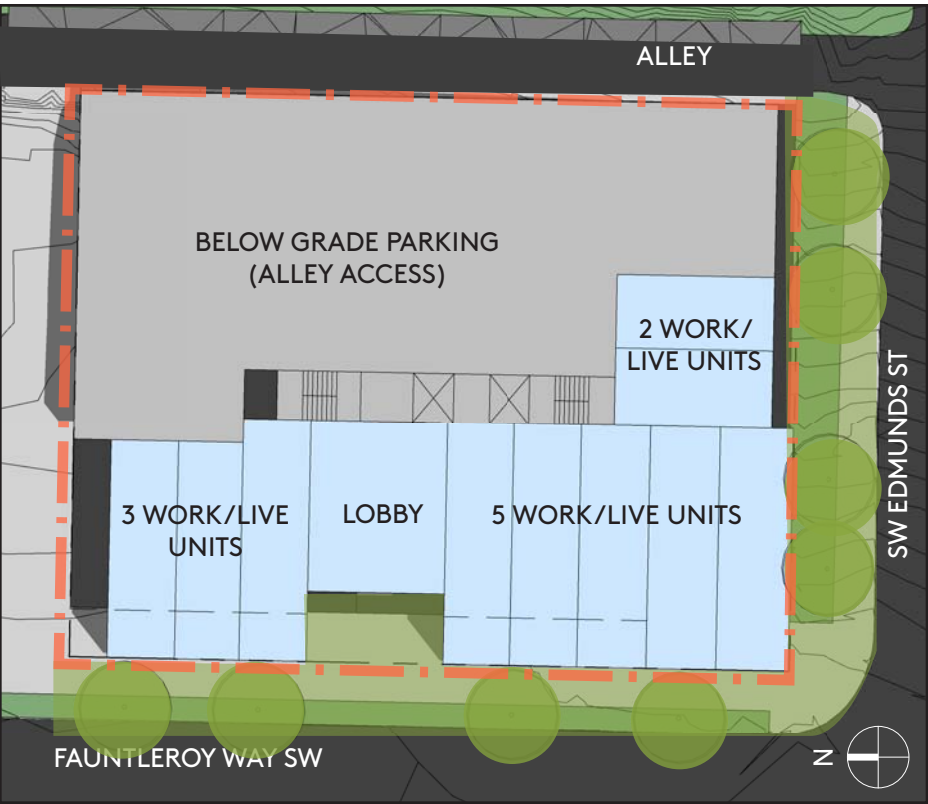
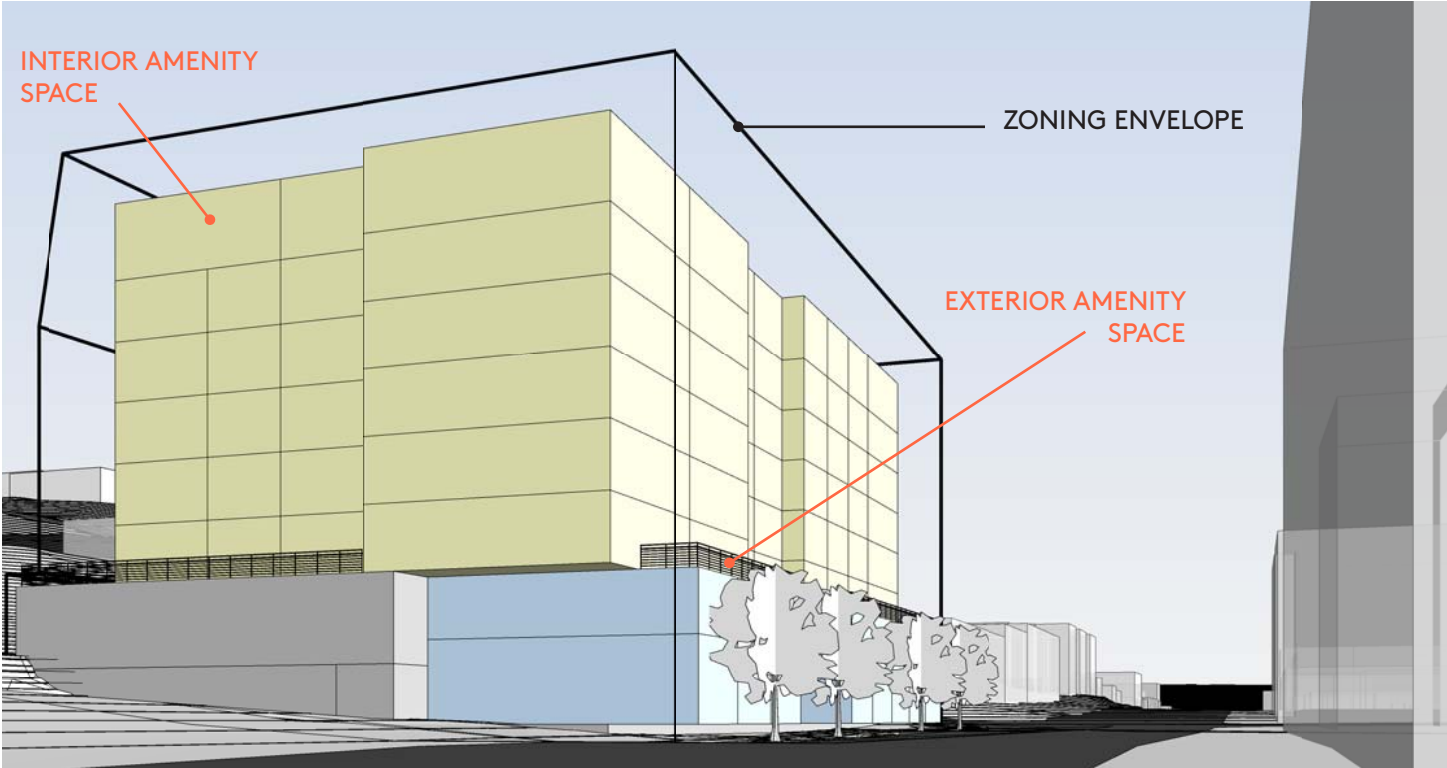
DESIGN PROPOSAL

OPTION 01

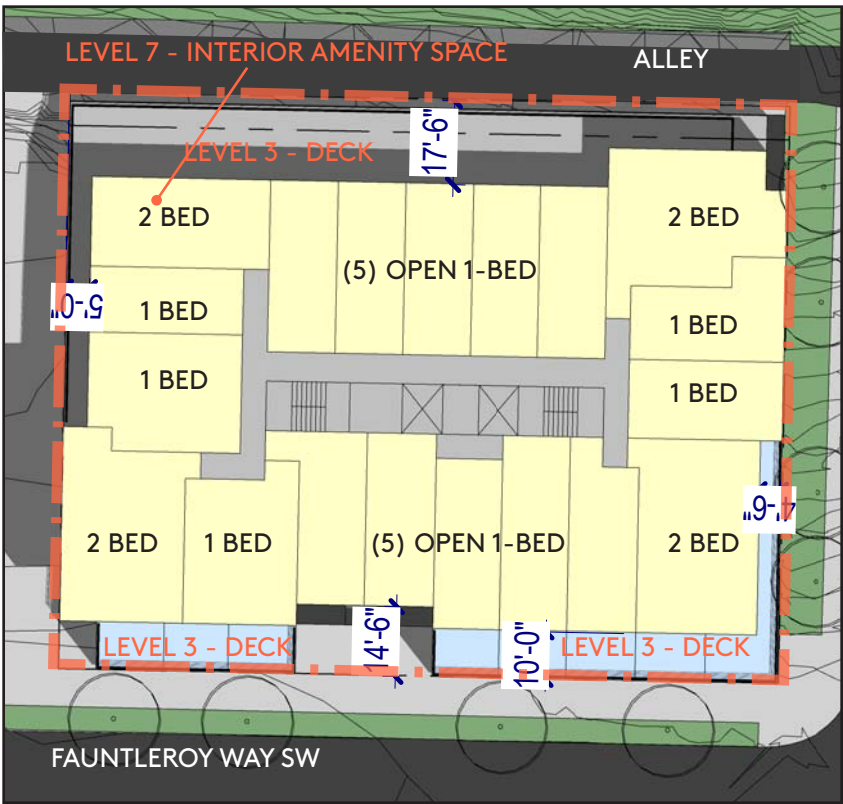
Street Level View 1 from Southwest



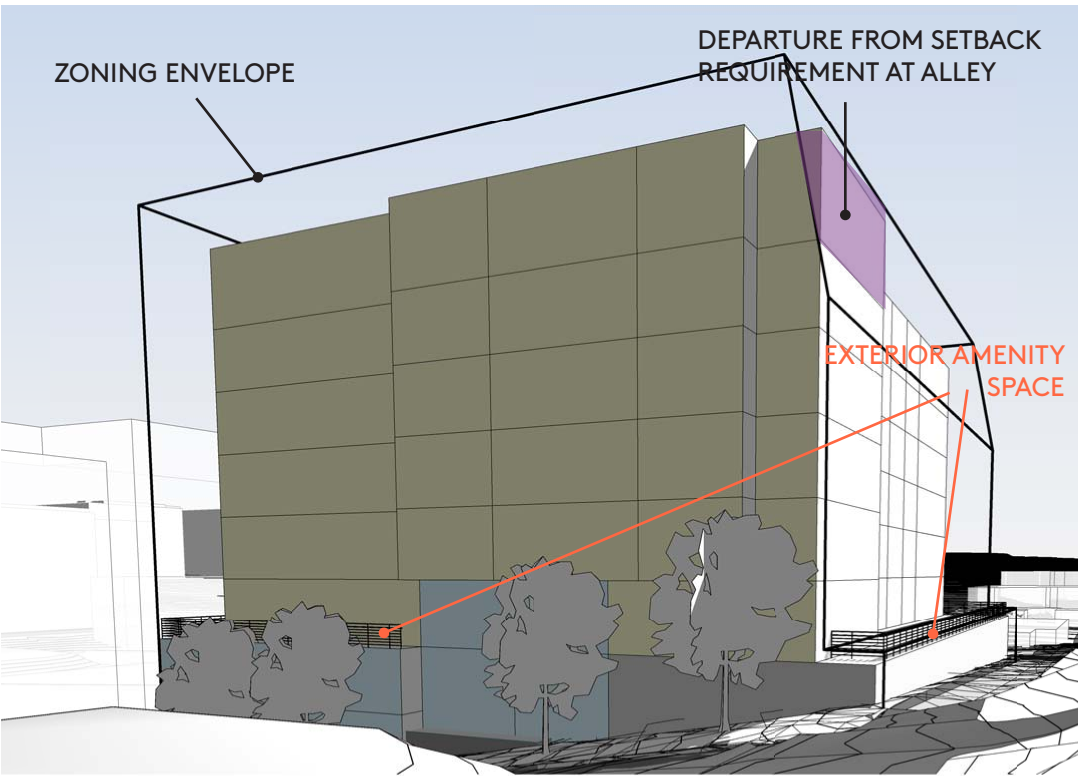
Street Level View 2 from Northwest



Ground Level Plan Diagram



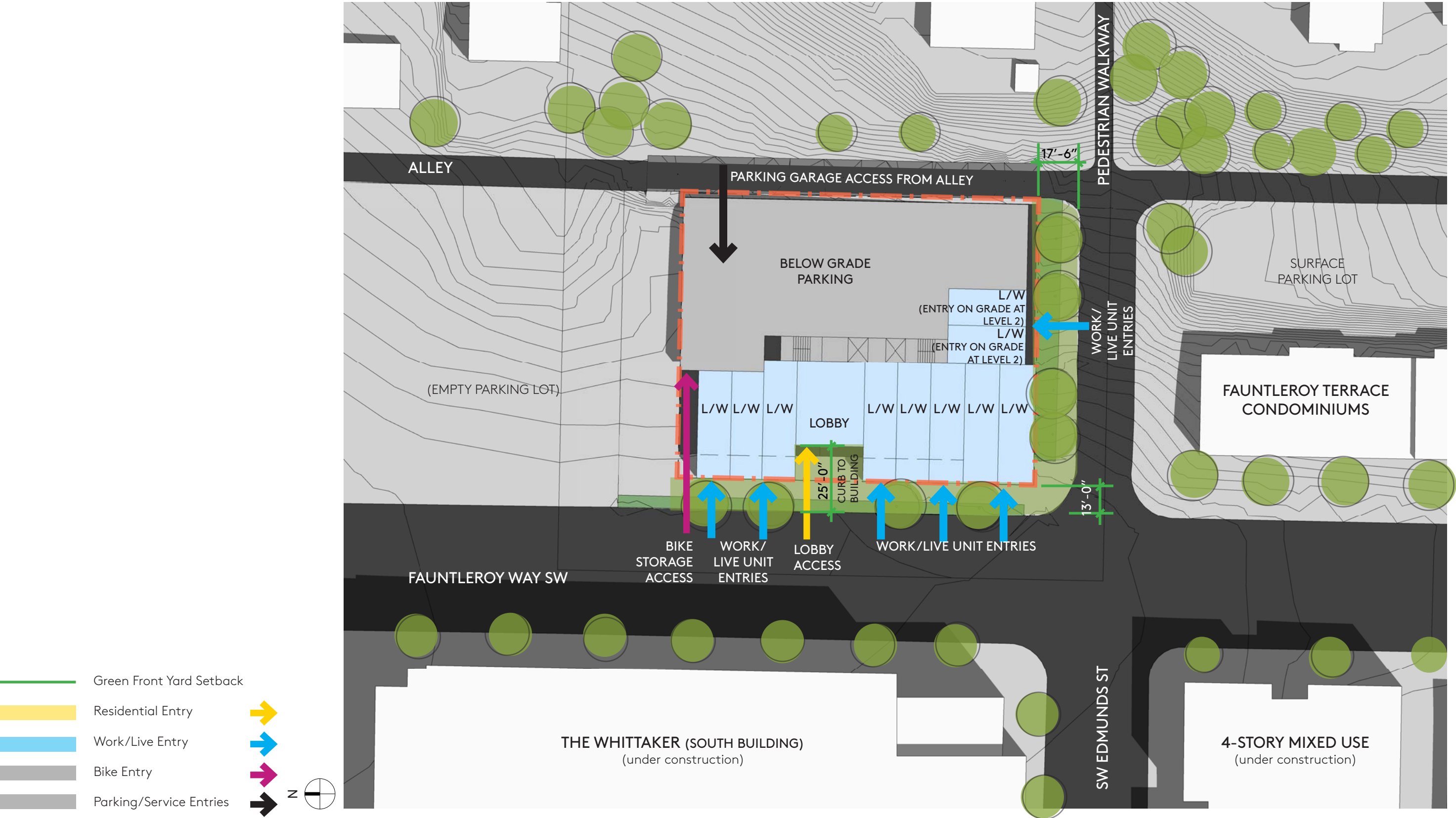
Typical Upper Level Plan Diagram



Street Level View 3 from Northeast

DESIGN PROPOSAL

OPTION 01 - GROUND FLOOR PLAN



DESIGN PROPOSAL

OPTION 02

PROS:

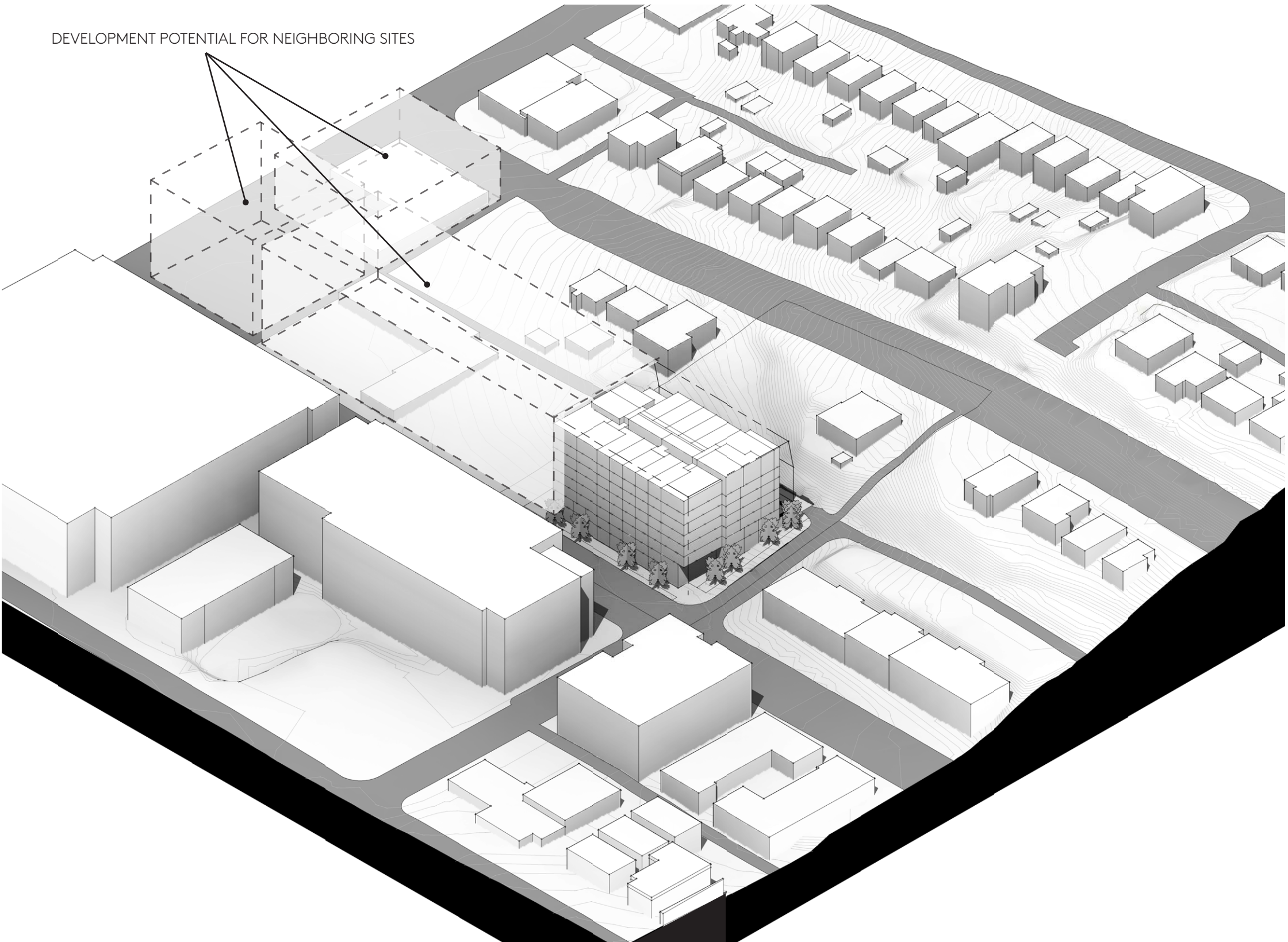
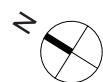
- Building is pushed back away from alley and lower rise zone
- The building supports SW Edmunds St as an important pedestrian connector through the commercial zone to the residential zone beyond.
- The primary entry is located at the corner of Fauntleroy & Edmunds
- Strong conceptual approach
- The massing nests itself within the topography and fits within the current zoning setbacks.
- An integrated design between residential and non-residential uses connects the neighborhood at a site, merging low and high density zones to the west and east of the site
- Maximized FAR for non-residential uses. Live/work units have a full 2nd level of living area, allowing the ground level to be dedicated to work.
- Parking is accessed through the alley

CONS:

- Reduced pedestrian environment along Fauntleroy with a minimal setback from the property line
- Live/work units are larger than the optimal size
- Reduced modulation

POTENTIAL DEPARTURES:

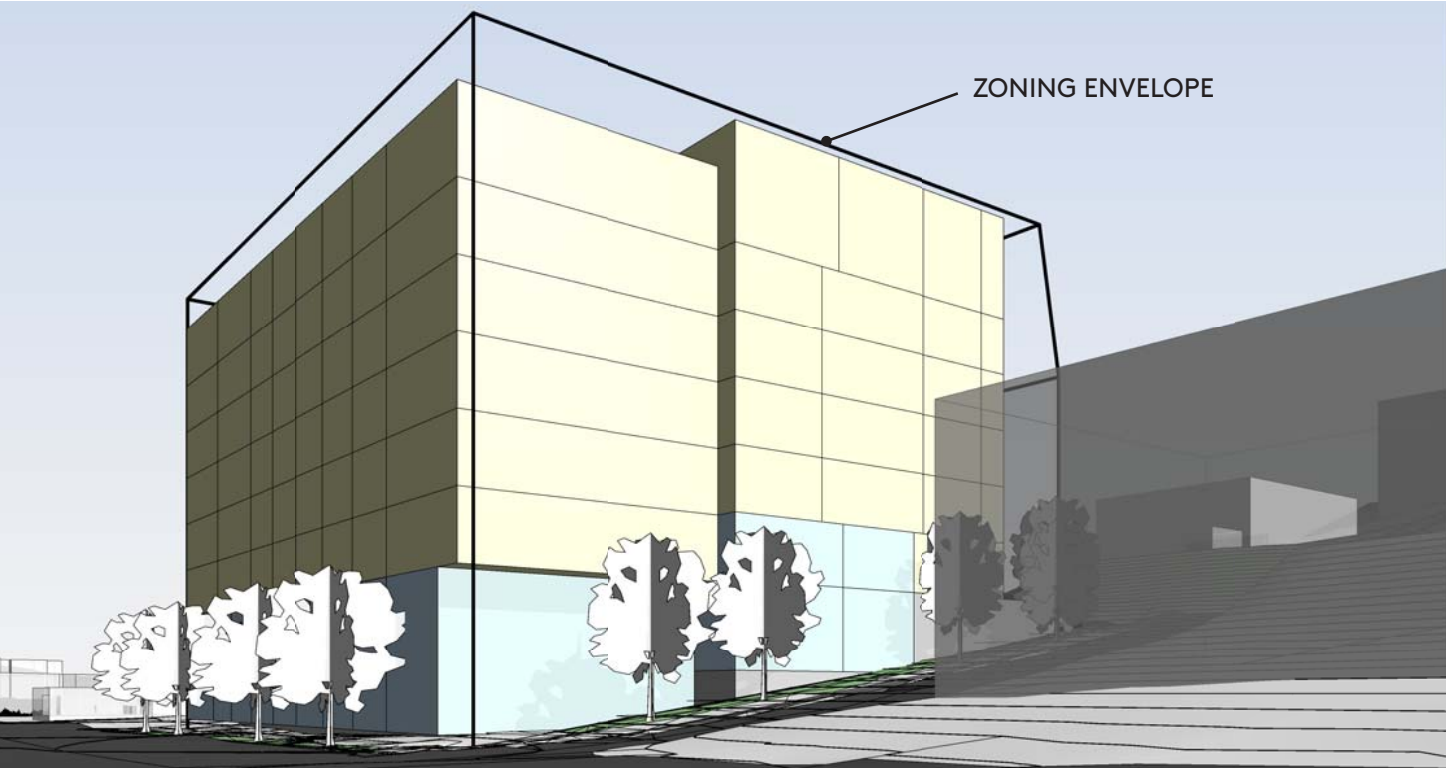
- None



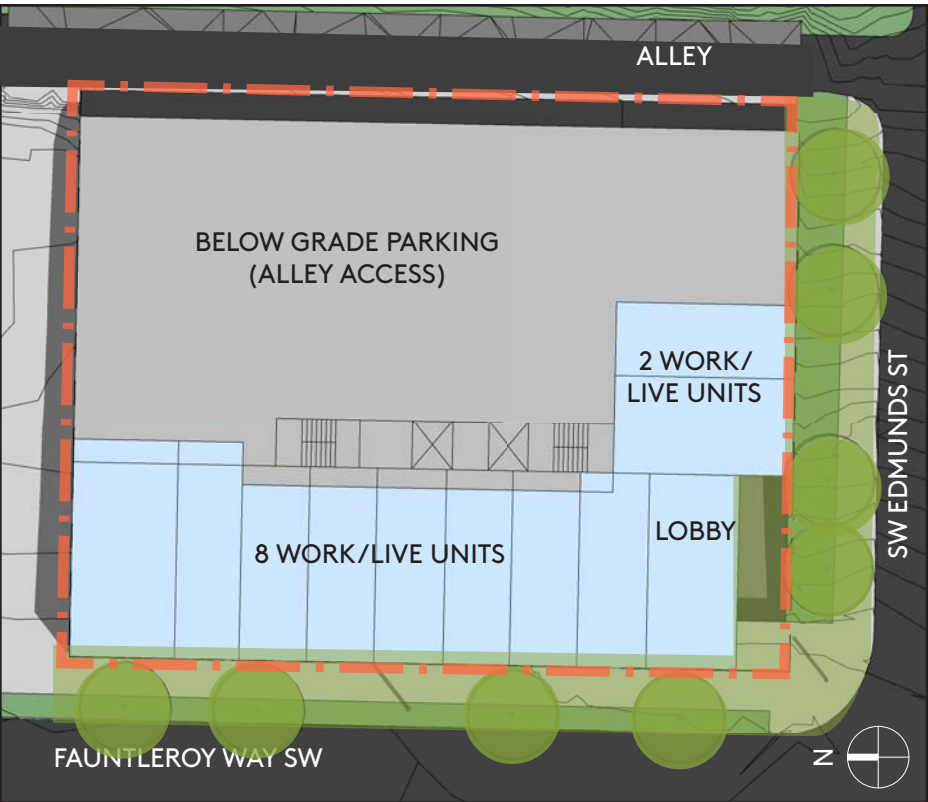
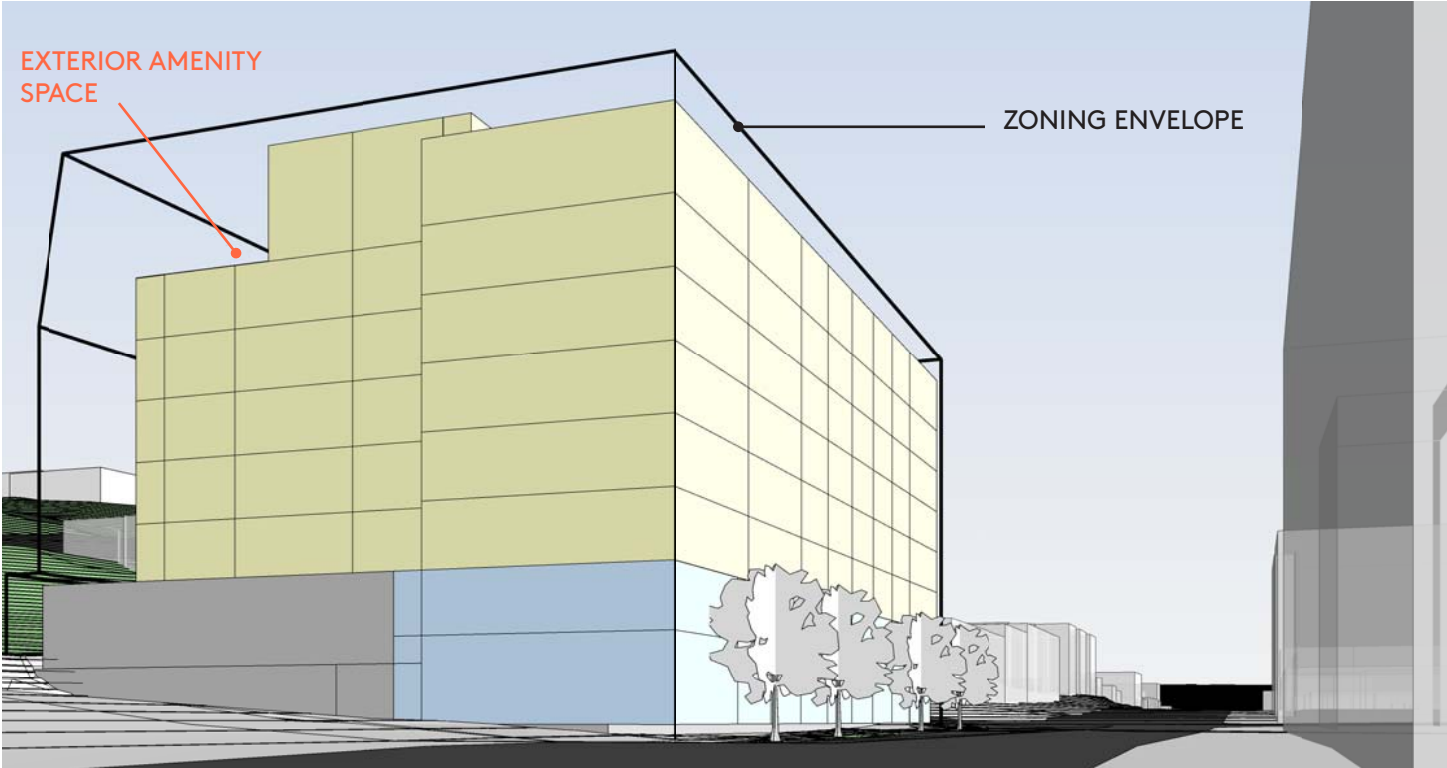
DESIGN PROPOSAL

OPTION 02

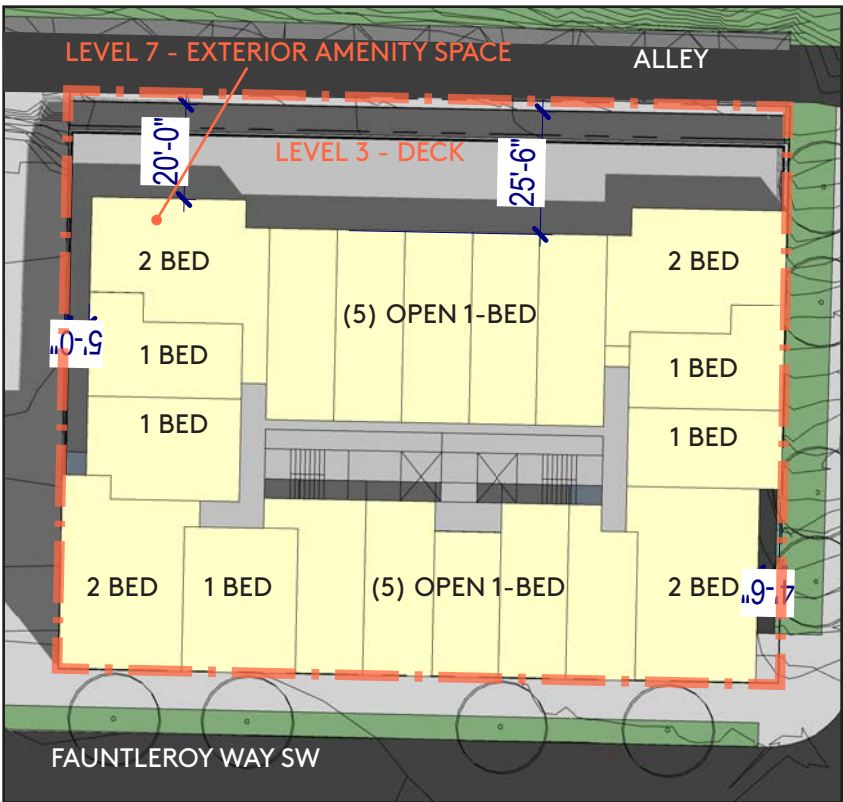
Street Level View 1 from Southwest



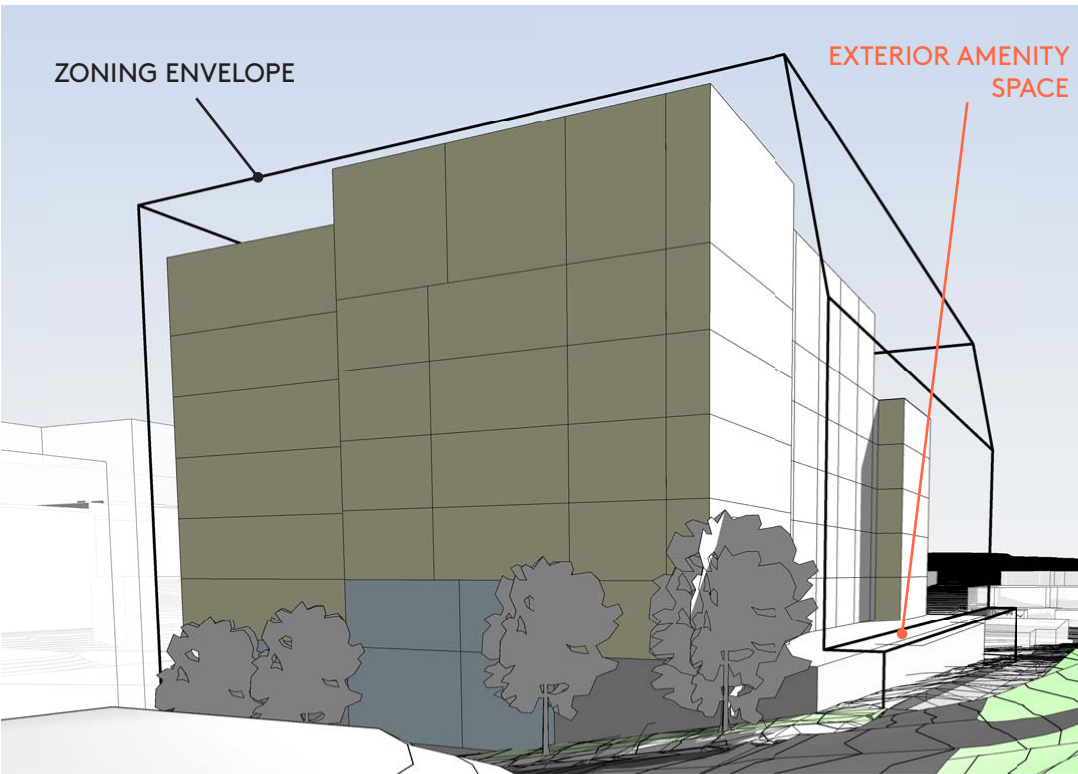
Street Level View 2 from Northwest



Ground Level Plan Diagram



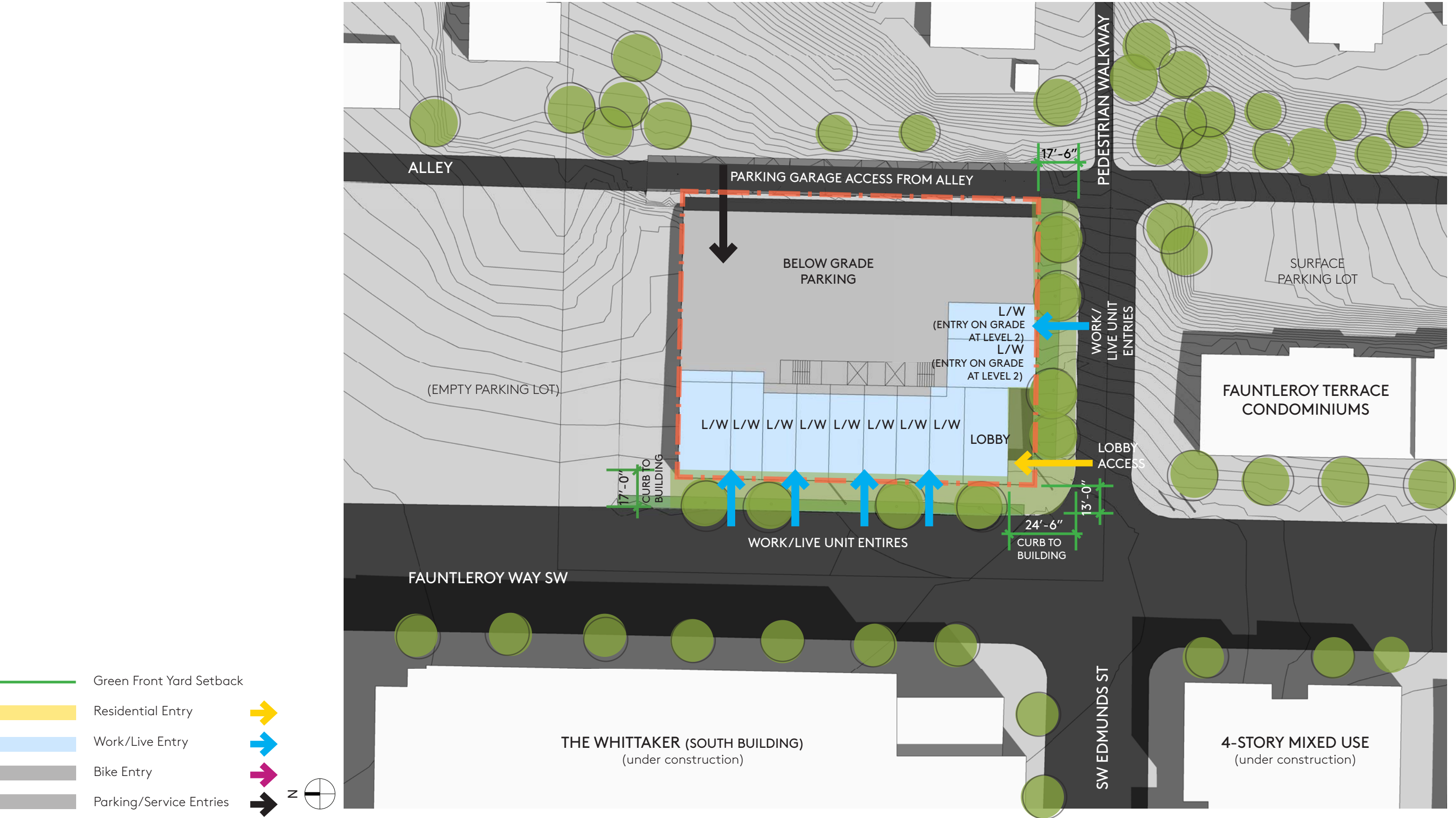
Typical Upper Level Plan Diagram



Street Level View 3 from Northeast

DESIGN PROPOSAL

OPTION 02 - GROUND FLOOR PLAN



DESIGN CONCEPT - THE FOUNDRY

OPTION 03 - PREFERRED OPTION



image - Shanna Christie (via SPD Blotter)

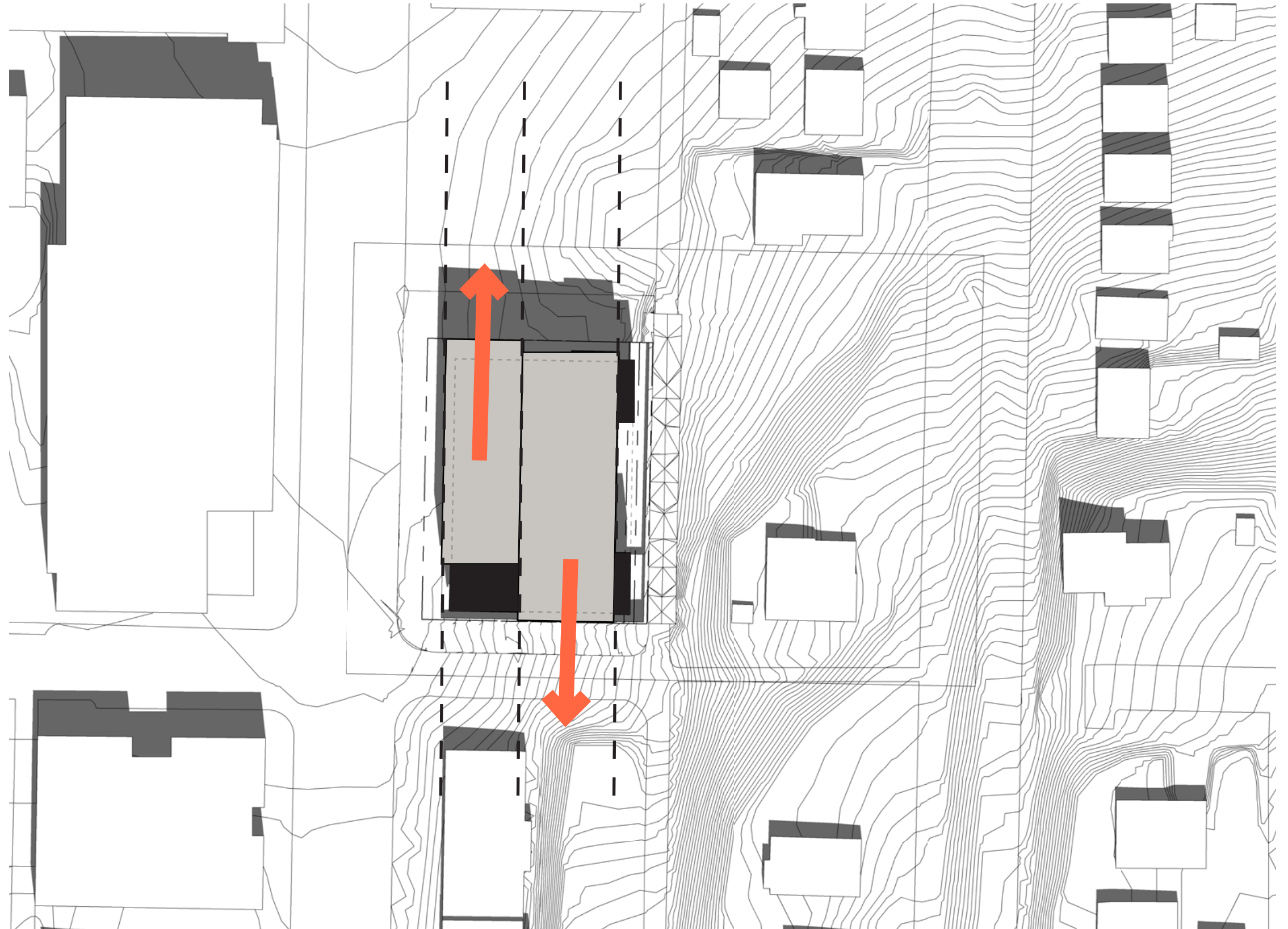
DESIGN CONCEPT - THE FOUNDRY

OPTION 03 - PREFERRED OPTION

- Using cues from the neighborhood of West Seattle, the preferred design concept uses some of the industrial language of the history and context of the site.
- The design concept of the foundry is rooted in the familiar view of West Seattleites as they cross over the West Seattle bridge over the Nucor steel plant. The hot steel bars slide past each other and activate the industrialized process of steel production.
- The building is designed as two bars sliding past each other and held together by a heavy base. The language of light and heavy is expressed through different materials that are integrated through all facades to keep the building designed as a cohesive form.



images - Shanna Christie (via SPD Blotter) and Seattle Times



DESIGN PROPOSAL

OPTION 03 - PREFERRED OPTION

PROS:

- The building supports SW Edmunds St as an important pedestrian connector through the commercial zone to the residential zone, as well as

creating a pedestrian oriented streetscape through an increased 14' +/- setback from the property line along Fauntleroy Way

- The primary entry is located through a vibrant pedestrian oriented plaza at the corner of Fauntleroy & Edmunds

- Simple, modulated massing responds to the existing context and allows for a strong conceptual approach that is appropriate for the scale of the building

- The SW corner modulation reflects the massing of The Whittaker building across Fauntleroy and is encouraged by the West Seattle Design Guidelines

- The massing nests itself within the topography and fits within the current zoning setbacks.

- An integrated design between residential and non-residential uses connects the neighborhood at a site, merging low and high density zones to the west and east of the site

- Live/work units are optimally sized and have a full 2nd level of living area, allowing the ground level to be dedicated to work. The live work units have been elevated above the sidewalk to create privacy, texture and visual interest from the street.

- Parking is accessed through the alley

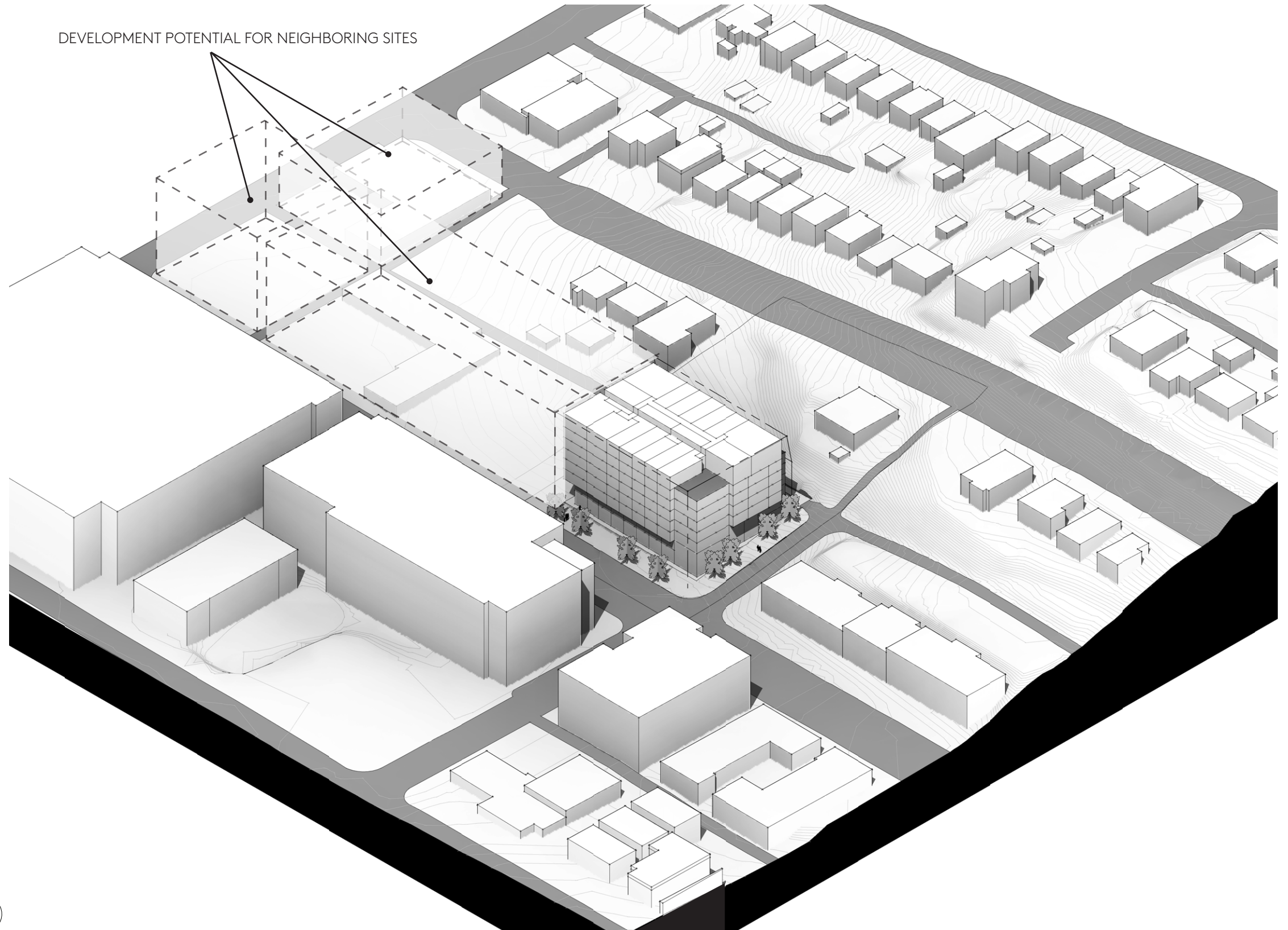
CONS:

- Non-residential FAR is not maximized

POTENTIAL DEPARTURES:

- None

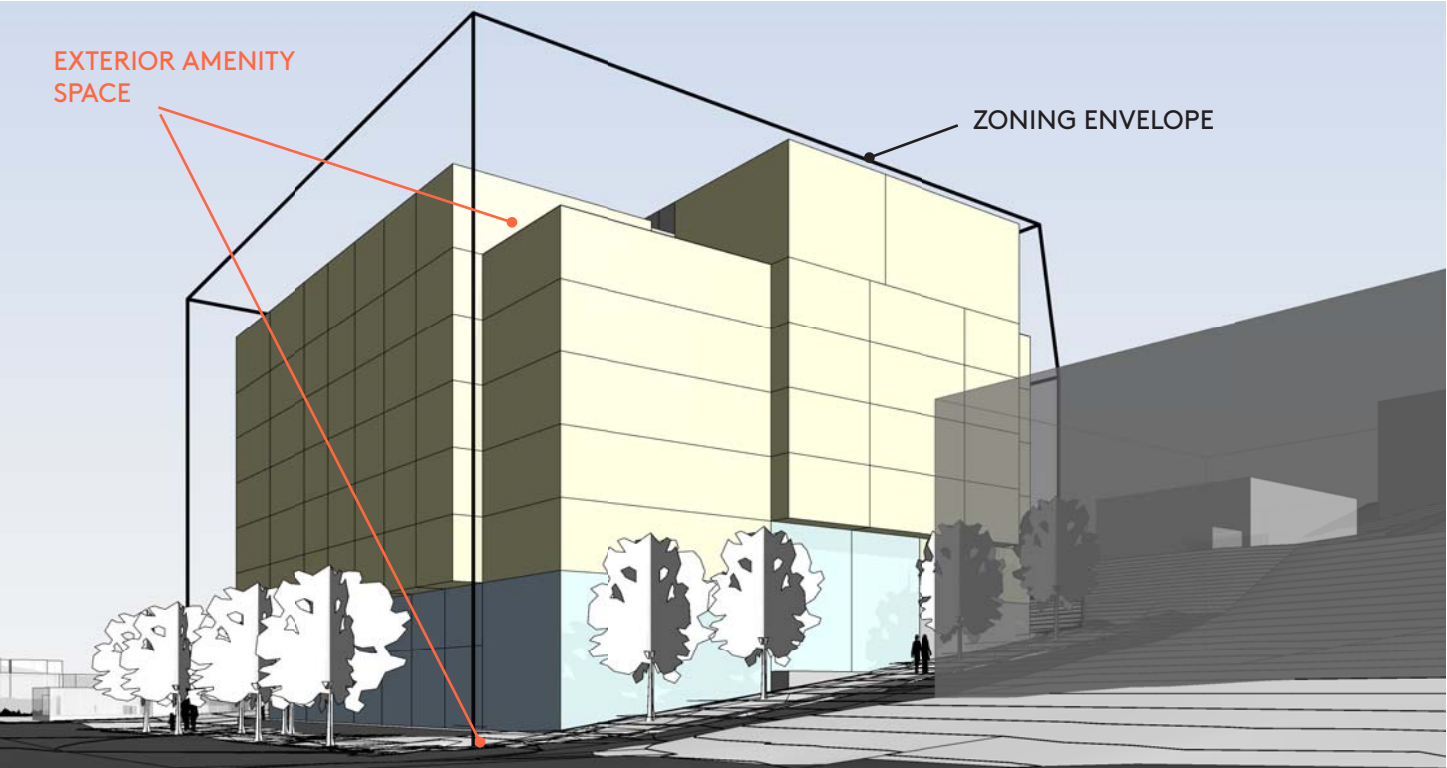
DEVELOPMENT POTENTIAL FOR NEIGHBORING SITES



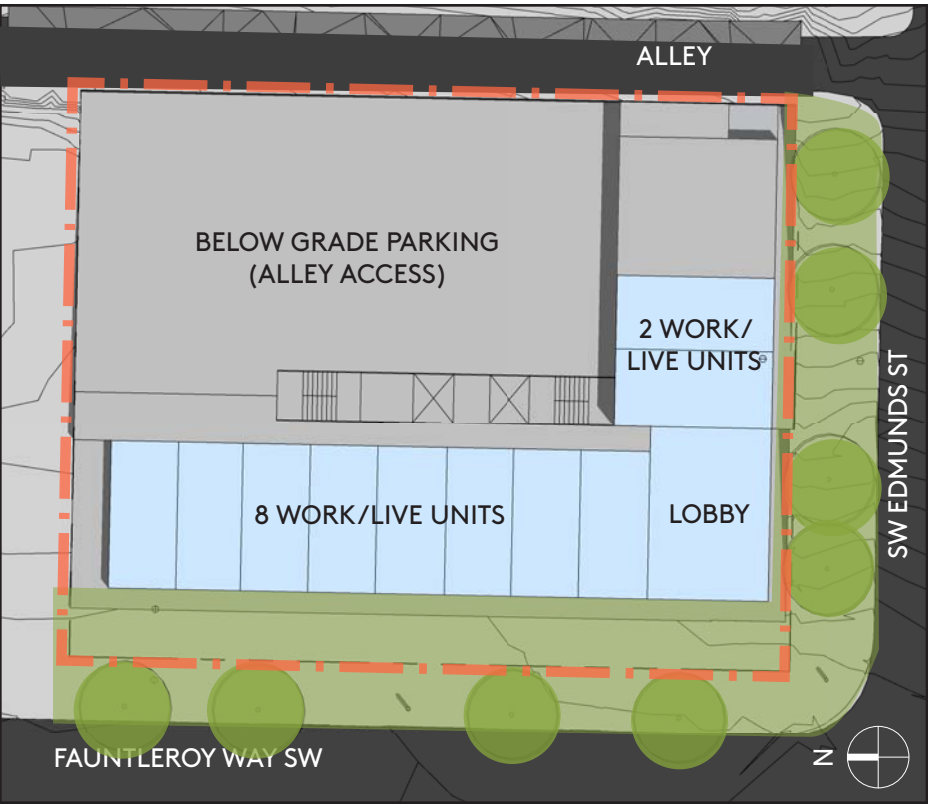
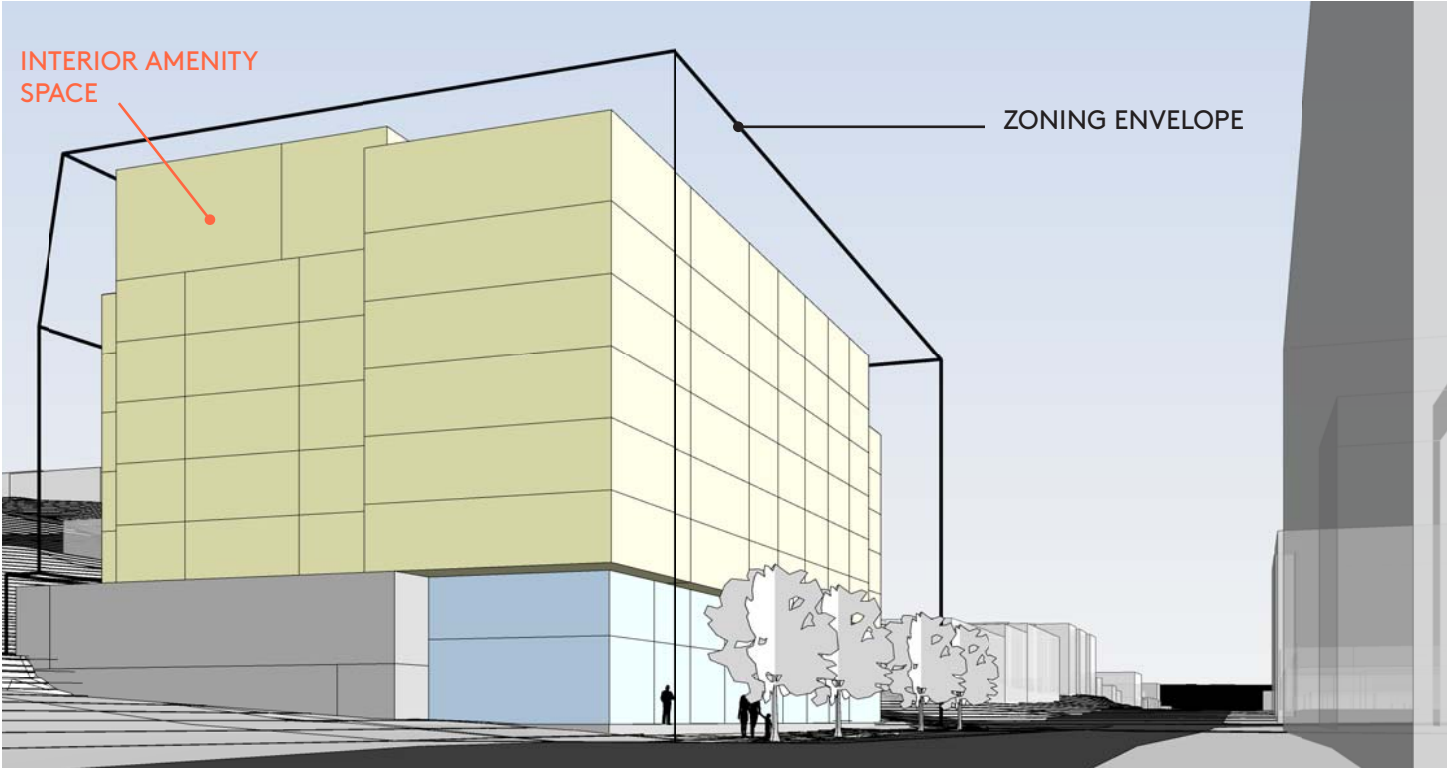
DESIGN PROPOSAL

OPTION 03 - PREFERRED OPTION

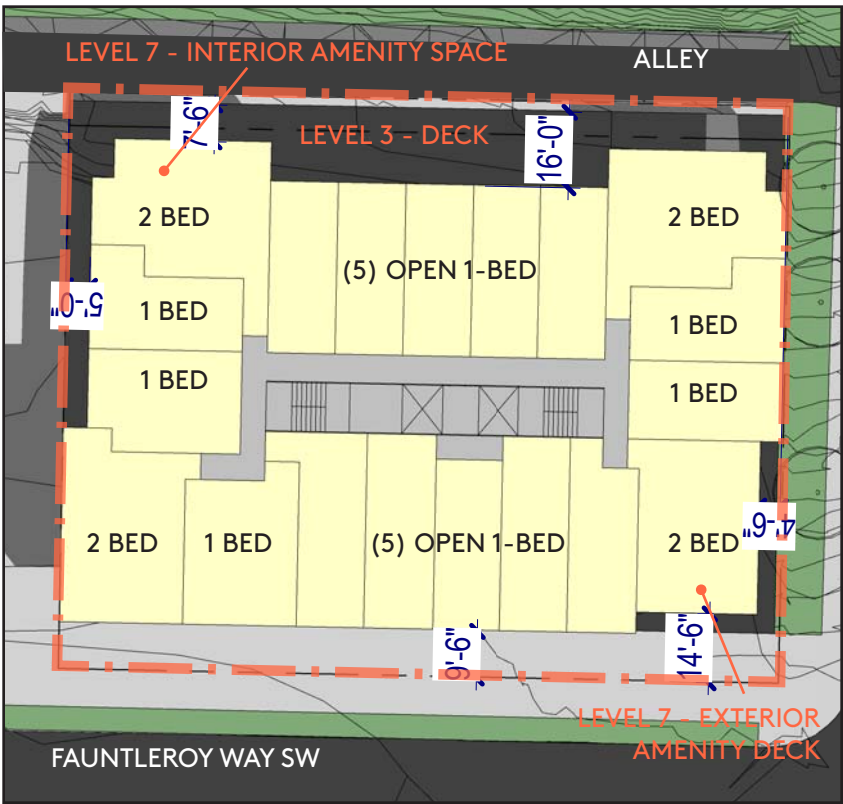
Street Level View 1 from Southwest



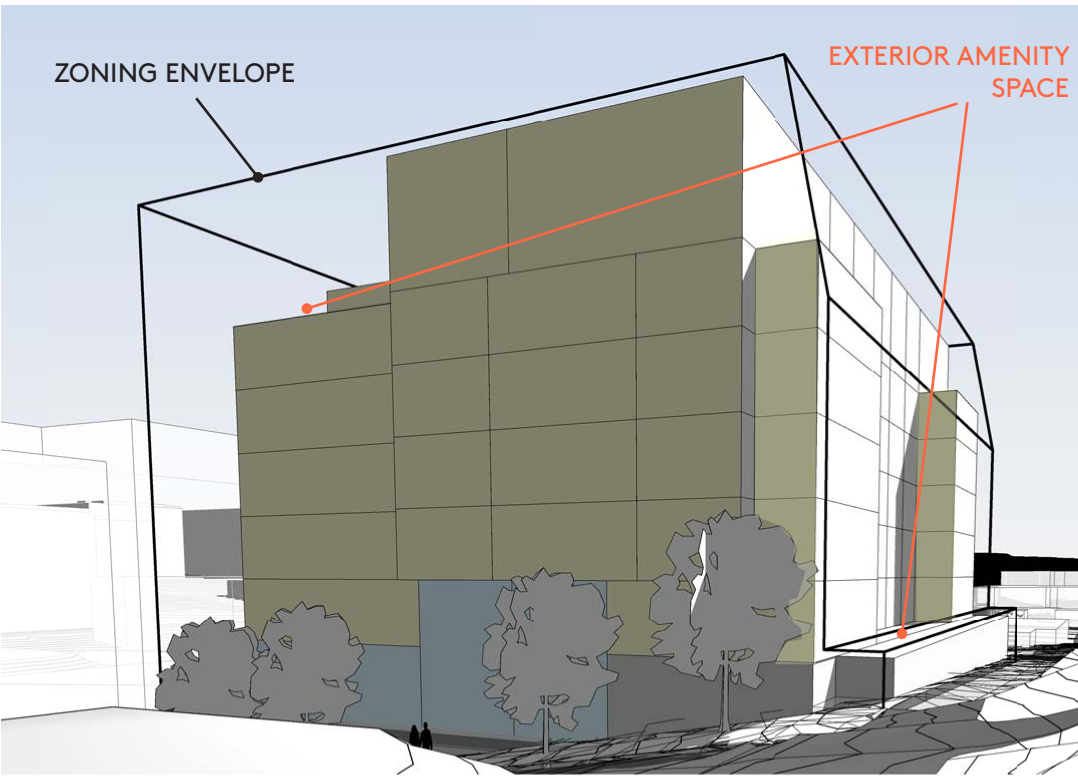
Street Level View 2 from Northwest



Ground Level Plan Diagram



Typical Upper Level Plan Diagram



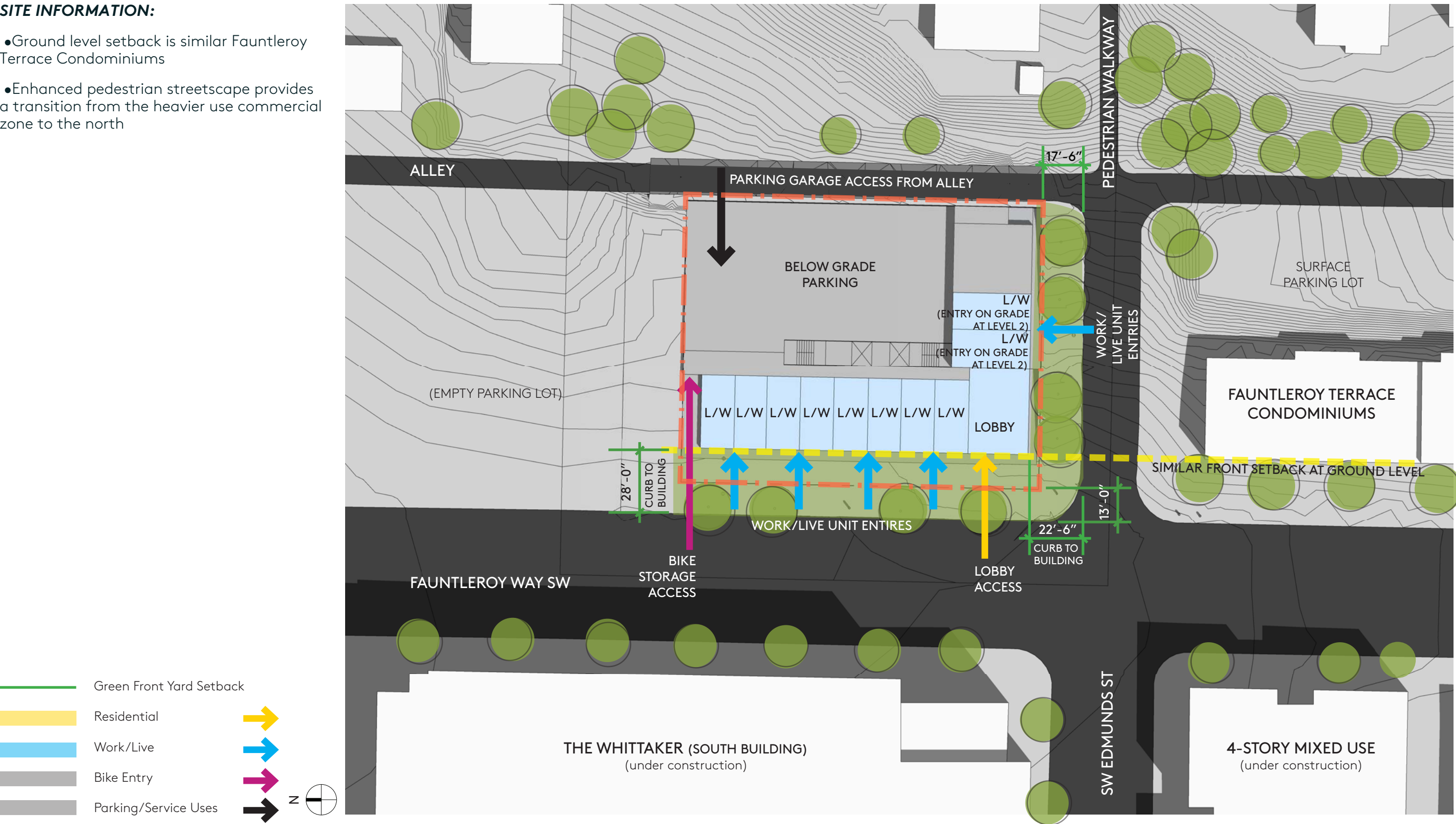
Street Level View 3 from Northeast

DESIGN PROPOSAL

OPTION 03 - PREFERRED OPTION - GROUND FLOOR PLAN

SITE INFORMATION:

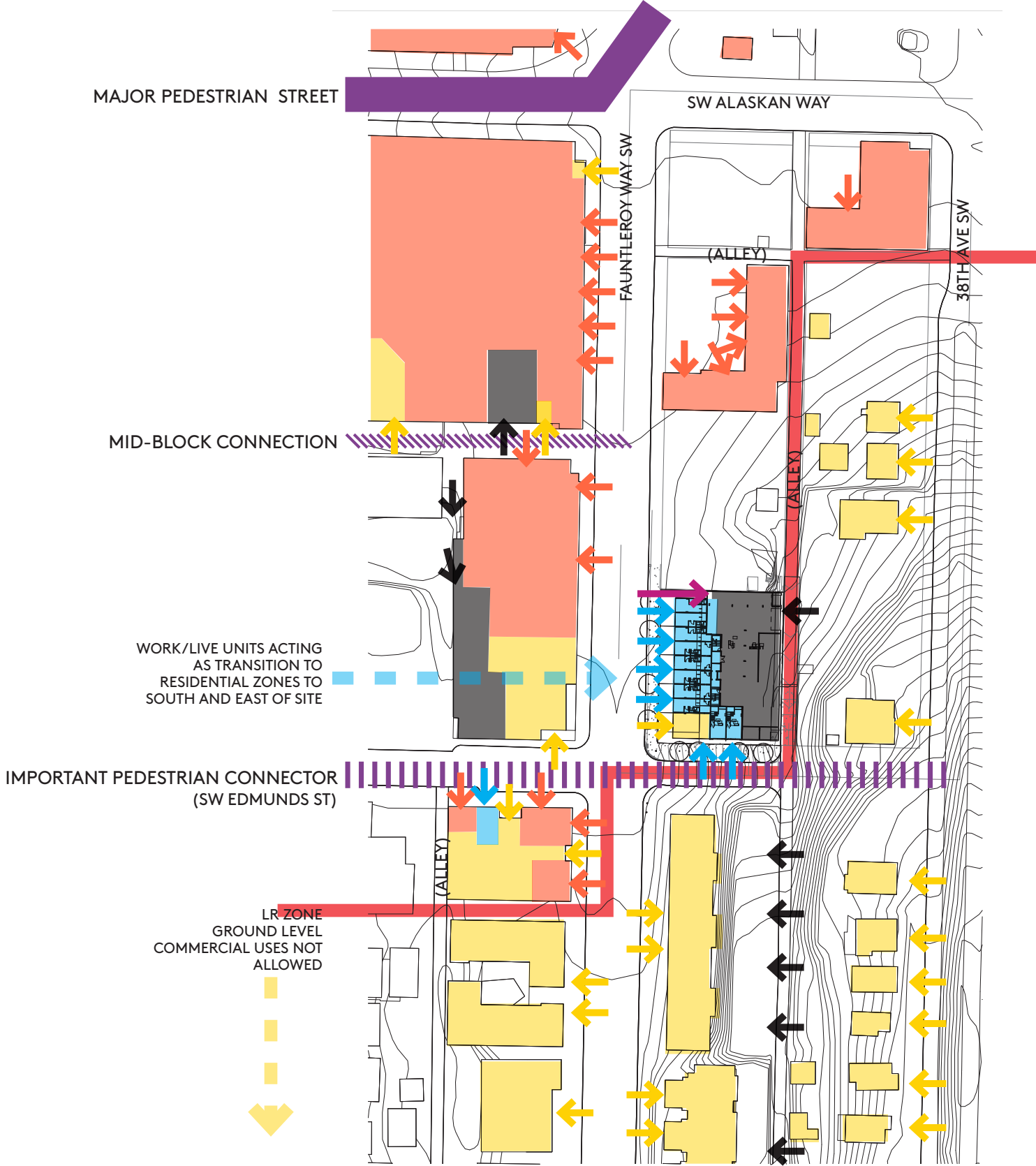
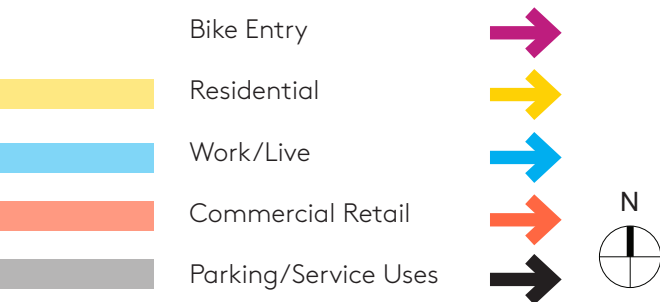
- Ground level setback is similar Fauntleroy Terrace Condominiums
- Enhanced pedestrian streetscape provides a transition from the heavier use commercial zone to the north



DESIGN PROPOSAL

OPTION 03 - PREFERRED OPTION - USES AND ENTRIES AT GROUND LEVEL

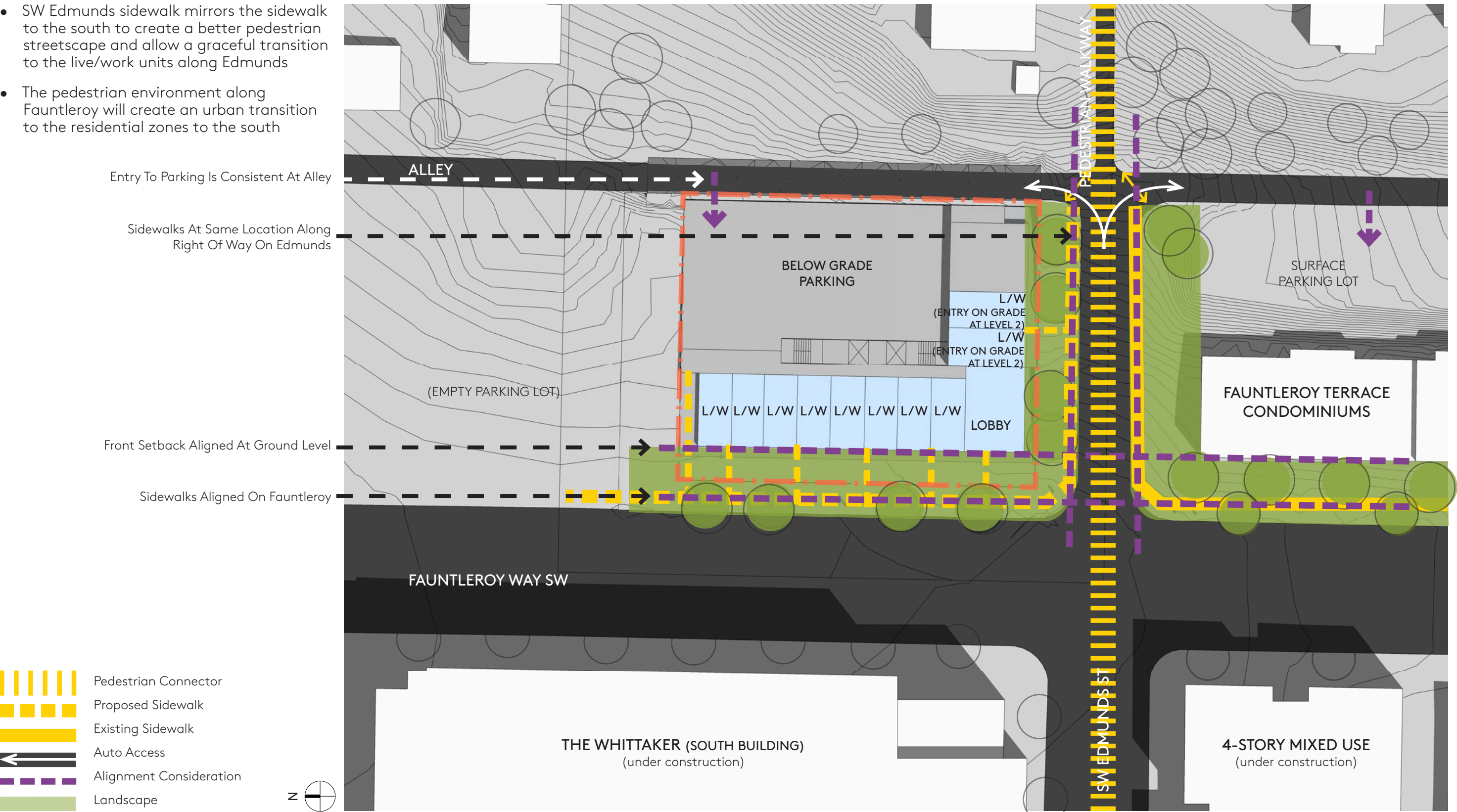
- Connection between primarily residential uses at south and east of site to primarily commercial uses at north and west of project site are bridged with work/live uses to be inhabited by appropriate density of commercial activity
- Commercial entry at corner of Edmunds and Fauntleroy, activating corner of street with relationship to The Whittaker project
- No entries along Fauntleroy across from project site at The Whittaker
- Alley access to parking structure similar to Fauntleroy Way Condominiums
- Entries to Live/Work units activated along both Fauntleroy Way and Edmunds Street



DESIGN PROPOSAL

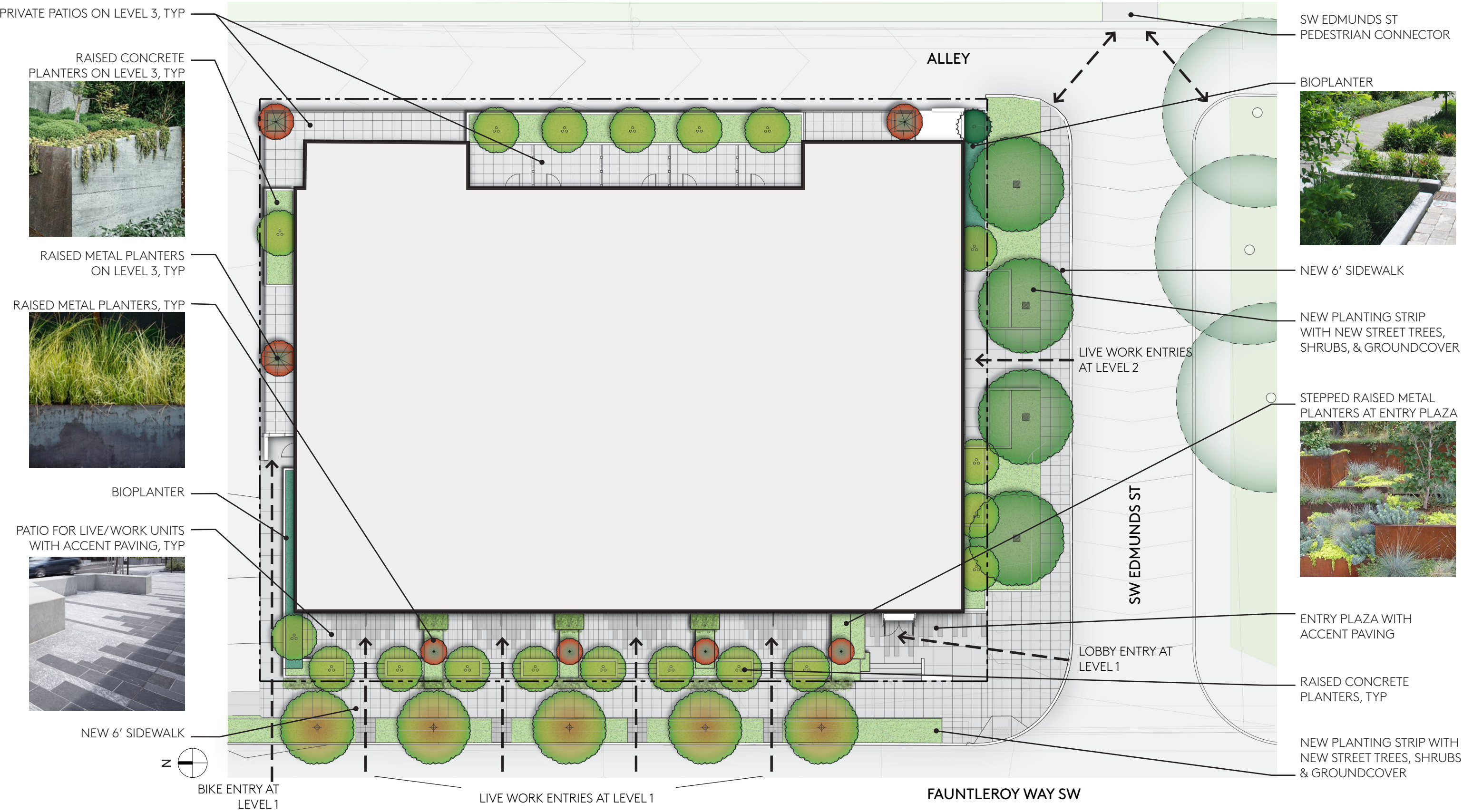
OPTION 03 - PREFERRED OPTION - ACCESS CUES FROM NEIGHBORING SITES

- SW Edmunds sidewalk mirrors the sidewalk to the south to create a better pedestrian streetscape and allow a graceful transition to the live/work units along Edmunds
- The pedestrian environment along Fauntleroy will create an urban transition to the residential zones to the south



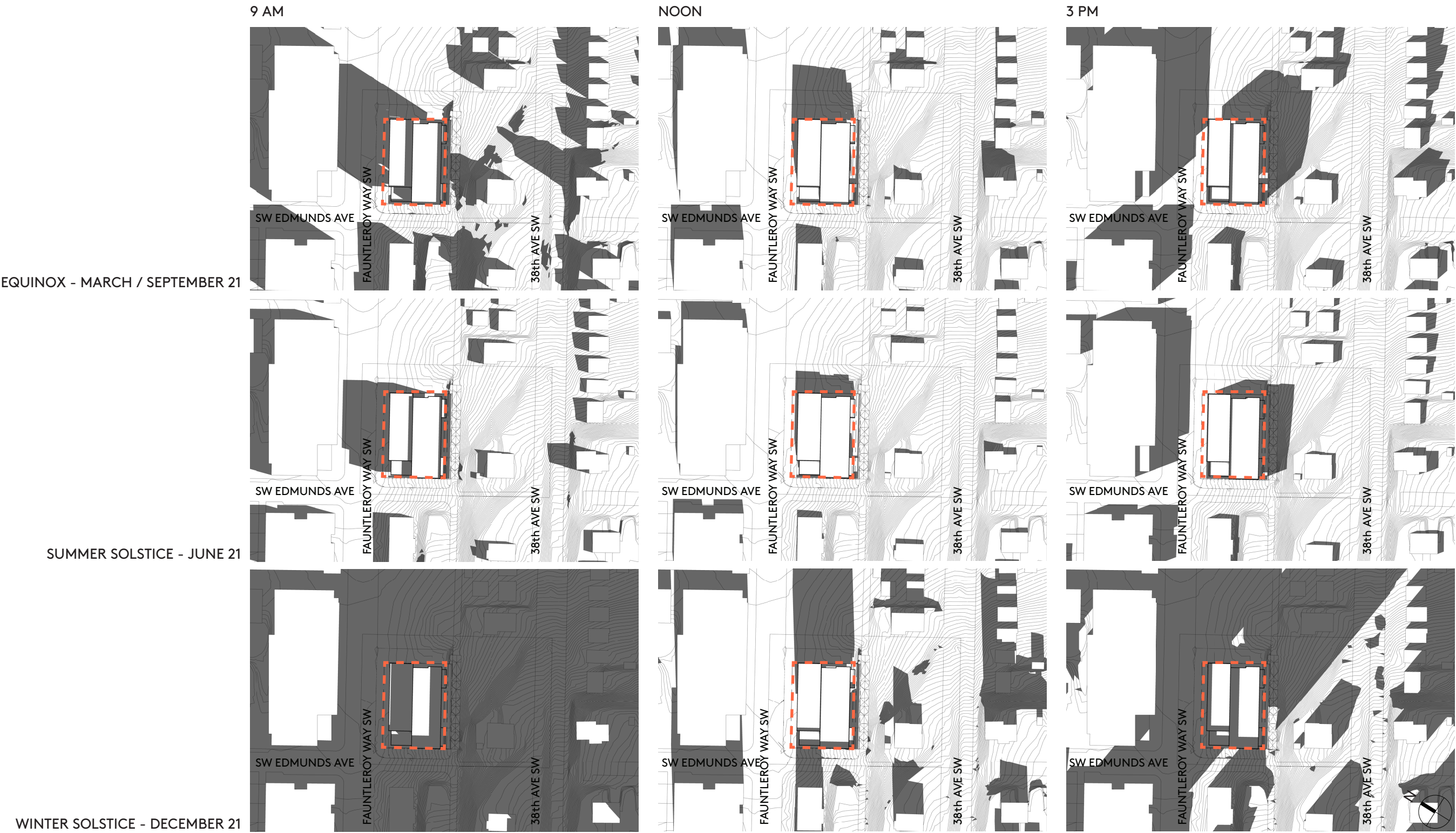
DESIGN PROPOSAL

OPTION 03 - PREFERRED OPTION - LANDSCAPE PLAN



DESIGN PROPOSAL

SUN / SHADOW ANALYSIS (OPTION 03 SHOWN)



DESIGN PROPOSAL

OPTION 03 - PREFERRED OPTION - *CONCEPTUAL* SKETCH FROM SOUTHWEST



APPLICANT PRIORITY DESIGN GUIDELINES

RESPONSES TO PRIORITY DESIGN GUIDELINES

CONTEXT AND SITE

NATURAL SYSTEMS AND SITE FEATURES

C. Topography

- The project responds to the sloping site by locating the garage entry at the lowest point along the alley and placing the parking below grade.

D. Plants and Habitat

- On site native plantings will contribute to the pedestrian experience along the public right of way.

URBAN PATTERN AND FORM

II. Corner Lots

- The primary building entry for the residents is located through a pedestrian oriented plaza.
- The corner of the Fauntleroy and Edmunds is setback from the property line approximately 14' along Fauntleroy and 5' along Edmunds. The building massing also steps down a story at the uppermost level.
- A public space is located at the corner of Fauntleroy and Edmunds and continues down the length of the property along Fauntleroy.
- Careful attention has been paid to the accessible pedestrian flow along the live work spaces and opportunities for seating and social interaction occur at the corner.

III. Height Bulk and Scale

- The massing nests itself within the topography and is within the current zoning setbacks from the L2 zone across the alley to the East and the L3 zone to the South.
- The massing responds to the architectural cues of the Fauntleroy Terrace setback to the south, the corner step down in the massing for the Whittaker, and to the relatively short frontage of the site. These architectural cues are integral to the overall concept and materiality of the project.
- The project massing supports and promotes a strong urban neighborhood while respecting the current street patterns



Diagram from page 4 (CS2.II - Corner Lots)
(West Seattle Junction Design Guidelines)

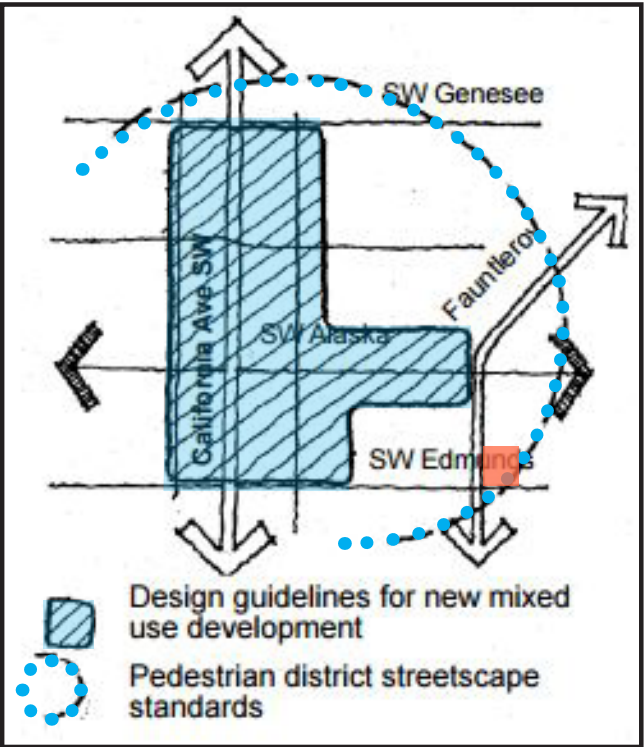


Diagram from page iii
(West Seattle Junction Design Guidelines)

Project Site
(within Pedestrian District Streetscape Standards)



Project Response to Corner Lot Design Guideline

APPLICANT PRIORITY DESIGN GUIDELINES

RESPONSES TO PRIORITY DESIGN GUIDELINES

CONTEXT AND SITE

URBAN PATTERN AND FORM

I. Streetscape Compatibility (Most Important Characteristic in West Seattle Design Guidelines)

- Preferred option creates a pedestrian oriented streetscape through a generous 14' +/- setback from the property line along Fauntleroy Way.
- This setback is aligns approximately with the setback of the Fauntleroy Terrace condominiums to the south across Edmunds.
- The live/work units have been elevated above the sidewalk to create privacy, texture and visual interest from the street.
- Planters with a layer of trees will help to create a human scale and pattern consistent with small scale retail shops.
- The massing projection above helps to accentuate the live/work units and define the commercial levels. This also provides a natural break in the façade to change materials.
- A 20' +/- glazed wall with overhead canopies will create a retail presence aligned with the 20-30' commercial development along California Avenue.
- Potential for ground level storm water retention planters to be integrated into the pedestrian streetscape along Fauntleroy.

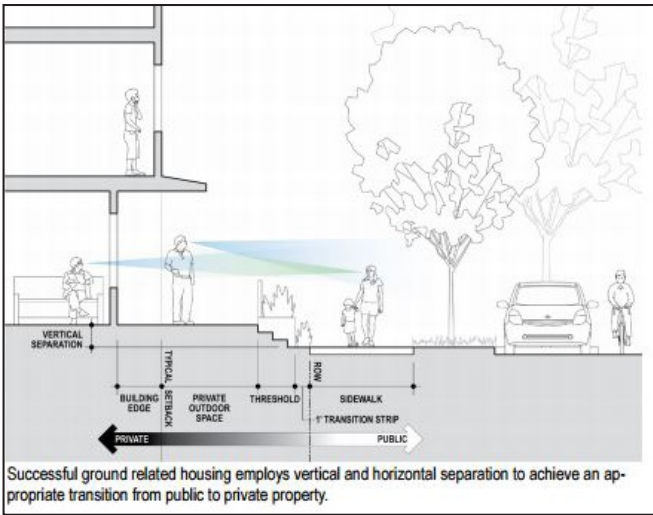


Diagram from page 17 (PL3 - Street Level Interaction)
(Seattle Design Guidelines)



Project Response to Urban Pattern and Form
(Perspective looking at intersection of Fauntleroy and Edmunds)

APPLICANT PRIORITY DESIGN GUIDELINES

RESPONSES TO PRIORITY DESIGN GUIDELINES

PUBLIC LIFE

A. Network of Open Spaces

- The network of spaces from the south of the project to the north continues the precedent set by the Fauntleroy Terrace condominiums and creates a network of public and semi-private spaces for the live-work units along Fauntleroy Way.

I. Human Activity

- Large storefront windows along Fauntleroy and at the corner of Edmunds provide interest and encourage activity along the sidewalk. Landscaping helps to create a human scale and network of spaces at the live/work units.

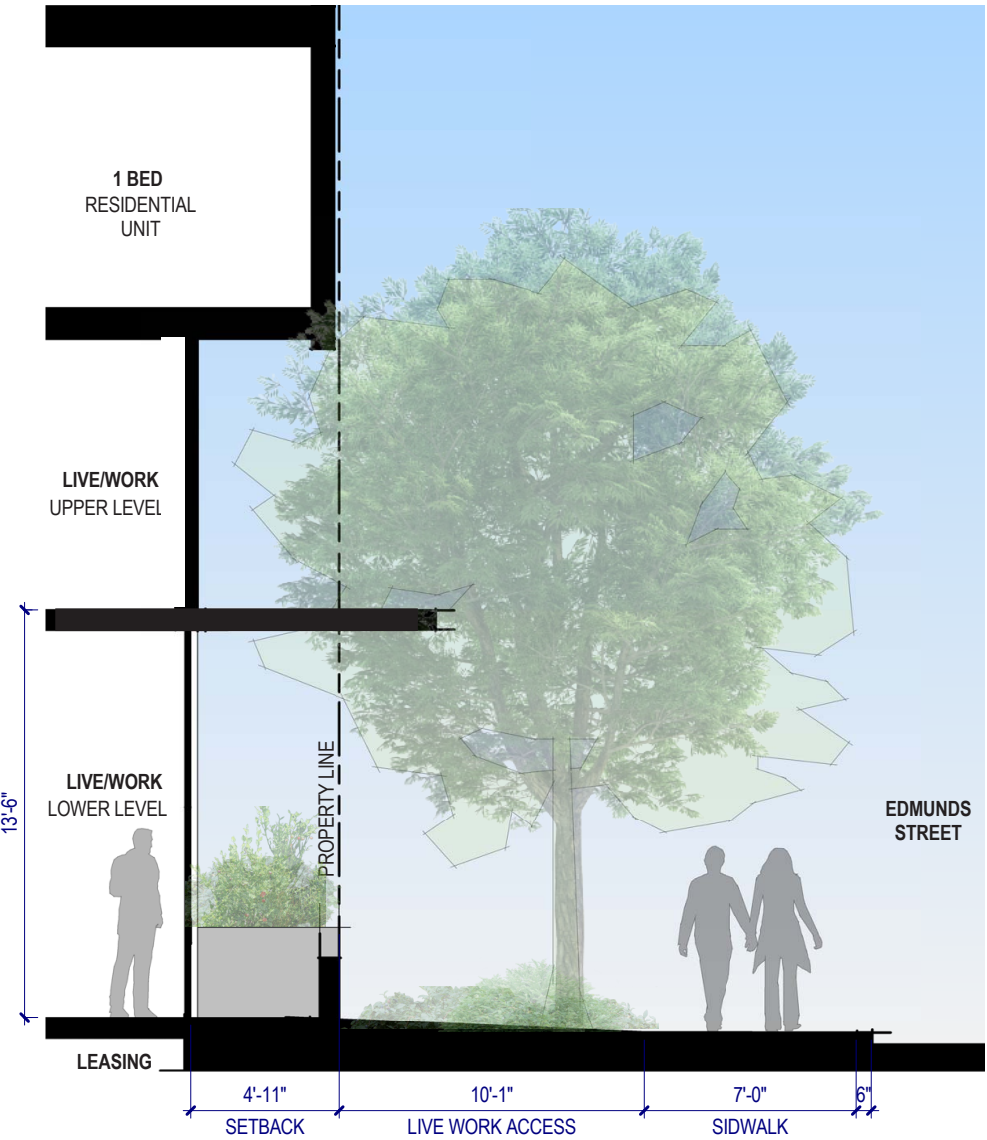
WALKABILITY

I. Human Scale

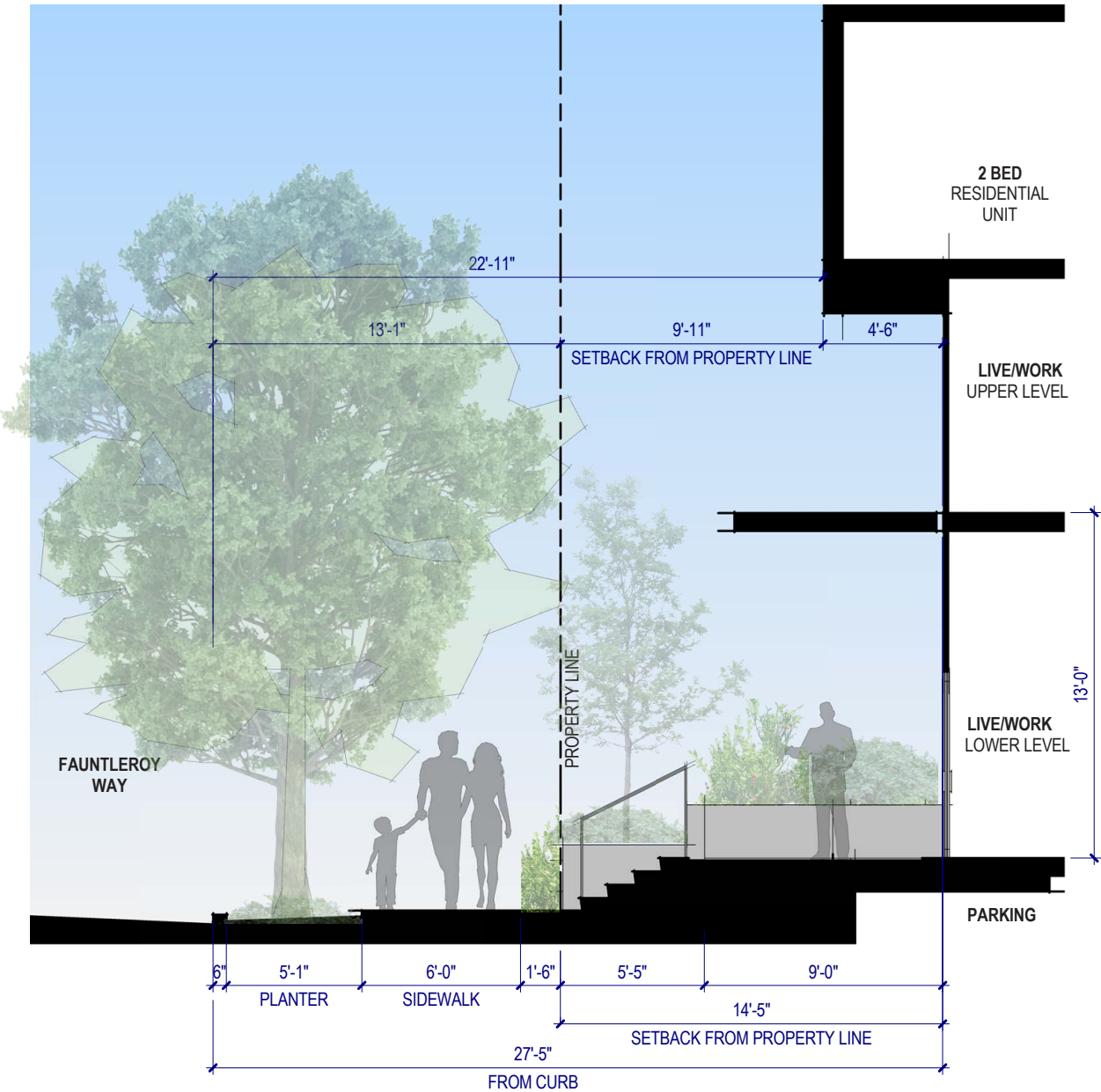
- Appropriately scaled overhead weather protection is provided along Fauntleroy and Edmunds is integrated with the live/work façades and at the corner entry to the residential units.

II. Pedestrian Open Spaces and Entrances

- Street amenities such as planters, pavers and seating will be provided along pedestrian walkway providing accessible access to the live work units.



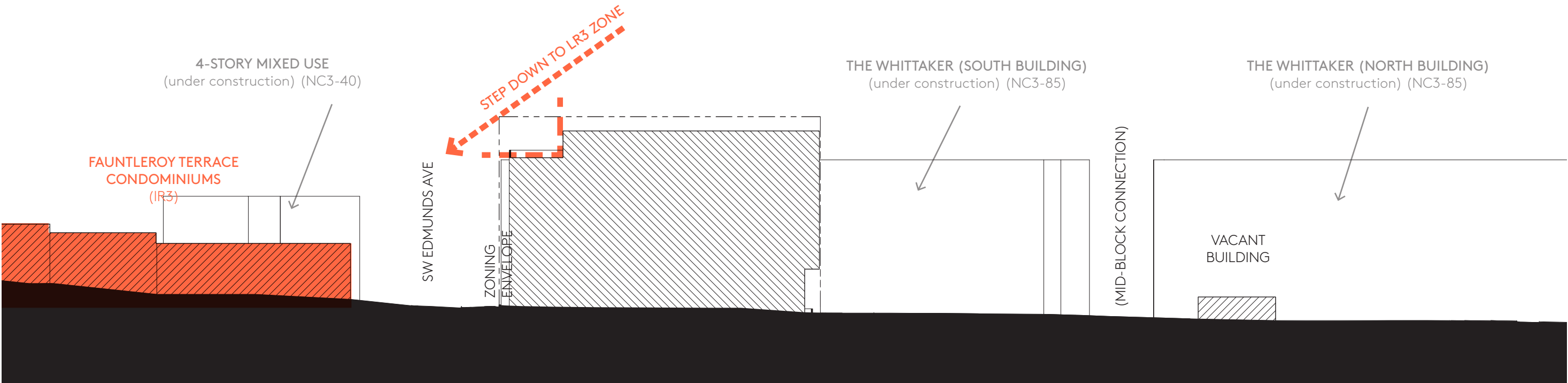
Project Response to Street Level Interaction
(section at Edmunds)



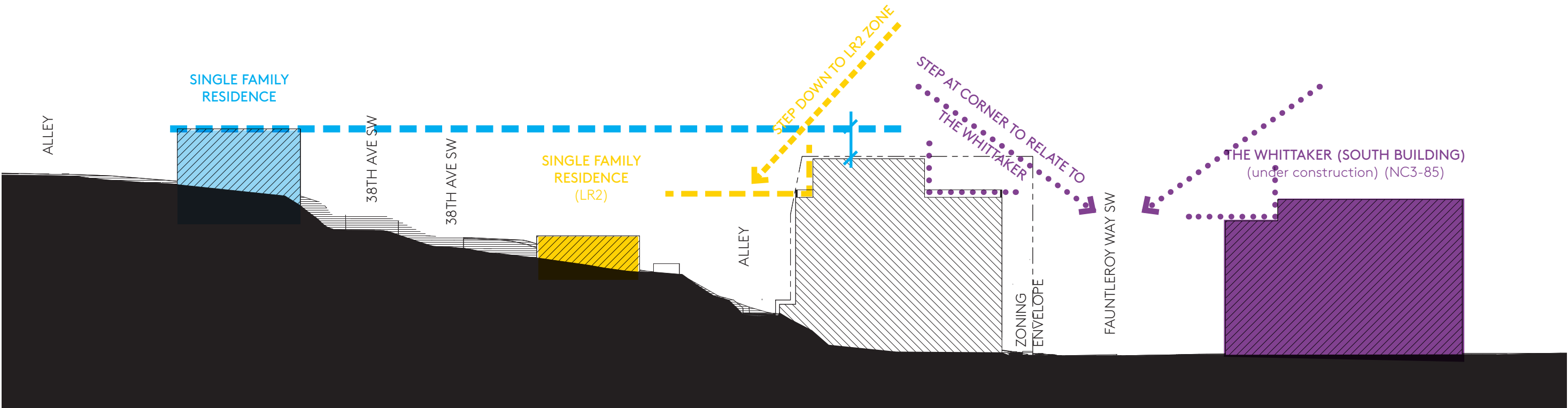
Project Response to Street Level Interaction
(section at W Fauntleroy)

APPLICANT PRIORITY DESIGN GUIDELINES

URBAN PATTERN AND FORM - HEIGHT, BULK, SCALE



Site Section Parallel To Fauntleroy Ave SW Looking West



Site Section Parallel To SW Edmunds St Looking South

ARCHITECTURAL MASSING CONCEPTS

GENERAL OPTIONS SUMMARY



DESIGN PROPOSAL - OPTION 01

- PROS:**
- Entrance closer to future mid-block connection
 - Maximized FAR for non-residential uses. Live/work units have a full 2nd level of living area, allowing the ground level to be dedicated to work.
 - Parking is accessed through the alley
- CONS:**
- Does not address the corner at SW Edmunds Street
 - Diminishes the pedestrian environment along Fauntleroy with a minimal setback from the property line
 - Live/work units are larger than the optimal size
- Potential Departures:**
- Massing encroaches into the residential setback at the alley



DESIGN PROPOSAL - OPTION 02

- PROS:**
- Building is pushed back away from alley and lower rise zone
 - The building supports SW Edmunds St as an important pedestrian connector through the commercial zone to the residential zone beyond.
 - The primary entry is located at the corner of Fauntleroy & Edmunds
 - Strong conceptual approach
 - The massing nests itself within the topography and fits within the current zoning setbacks.
 - An integrated design between residential and non-residential uses connects the neighborhood at a site, merging low and high density zones to the west and east of the site
 - Maximized FAR for non-residential uses. Live/work units have a full 2nd level of living area, allowing the ground level to be dedicated to work.
 - Parking is accessed through the alley
- CONS:**
- Reduced pedestrian environment along Fauntleroy with a minimal setback from the property line
 - Live/work units are larger than the optimal size
 - Reduced modulation
- POTENTIAL DEPARTURES:**
- None



DESIGN PROPOSAL - OPTION 03 - PREFERRED OPTION

- PROS:**
- The building supports SW Edmunds St as an important pedestrian connector through the commercial zone to the residential zone, as well as creating a pedestrian oriented streetscape through an increased 14' +/- setback from the property line along Fauntleroy Way
 - The primary entry is located through a vibrant pedestrian oriented plaza at the corner of Fauntleroy & Edmunds
 - Simple, modulated massing responds to the existing context and allows for a strong conceptual approach which creates a holistic approach that is appropriate for the scale of the building
 - The SW corner modulation reflects the massing of The Whittaker building across Fauntleroy and is encouraged by the West Seattle Design Guidelines
 - The massing nests itself within the topography and fits within the current zoning setbacks.
 - An integrated design between residential and non-residential uses connects the neighborhood at a site, merging low and high density zones to the west and east of the site
 - Live/work units are optimally sized and have a full 2nd level of living area, allowing the ground level to be dedicated to work. The live work units have been elevated above the sidewalk to create privacy, texture and visual interest from the street.
 - Parking is accessed through the alley
- CONS:**
- Non-residential FAR is not maximized
- POTENTIAL DEPARTURES:**
- None

REPRESENTABLE PROJECTS

RECENT MITHUN PROJECTS

